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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**101 MALT DRIVE
WISBECH
PE14 0ST**

THE PROPERTY: MODERN TWO BEDROOM DETACHED BUNGALOW IN A SMALL CUL-DEL-SAC ON THIS HIGHLY POPULAR RESIDENTIAL DEVELOPMENT WITH ACCESS TO BOTH THE TOWN CENTRE AND RETAIL PARK *FITTED KITCHEN WITH BUILT IN OVEN & HOB *LOVELY CONSERVATORY *GARAGE PLUS MULTI VEHICLE OFF ROAD PARKING *ENCLOSED LOW MAINTENANCE GARDENS TO REAR *GAS FIRED CENTRAL HEATING *DOUBLE GLAZING *VIEW QUICKLY! NO UPWARD CHAIN!

THE PRICE: **£185,000** **FREEHOLD EPC BAND C** **REF.8804**

SELLING? FREE, FREE, VALUATIONS!



For your own peace of mind, always have an independent survey,
and always test all systems and appliances!
Items displayed in photographs may not necessarily be included.



REF:8804 101 MALT DRIVE, WISBECH.

COUNCIL TAX: BAND B FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech town centre roundabout take the exit signed with the National Trust logo. Proceed to the traffic lights and proceed straight across. Follow the road and turn first right into South Brink. Then turn first left into Riverside Way. Proceed to the 'T' junction with Malt Drive and turn left.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE HALL: With built in linen cupboard housing Worcester gas fired wall mounted central heating boiler, built in cloaks cupboard, laminate floor, central heating thermostat, access via folding ladder to boarded loft.

LOUNGE/DINER: 17' (max) x 11' (max) With laminate floor, double glazed patio doors to conservatory.

FITTED KITCHEN: 9' 6" (max) x 9' 1" With tiled floor, part tiled walls, range of wall cupboards, built in gas hob, built in electric oven, electric hob hood, inset stainless steel single drainer sink unit with cupboard under space/plumbing for washing machine, preparation surfaces with drawers & cupboards under.

BRICK & UPVC CONSERVATORY: 13' (max) x 8' 4" (max) With tiled floor, double glazed French doors to rear garden.

BATHROOM/W.C.: With tiled floor, tiled walls, low level W.C., pedestal wash basin with mixer tap, shower bath with mixer tap and electric shower overhead, heated towel rail, extractor fan.

BEDROOM NO 1: 15' (max) x 11' (max) With full width range of fitted units including wardrobe/cupboards, blanket cupboard and dressing unit, bay window.

BEDROOM NO 2: 9' 3" (max) x 9' (max).

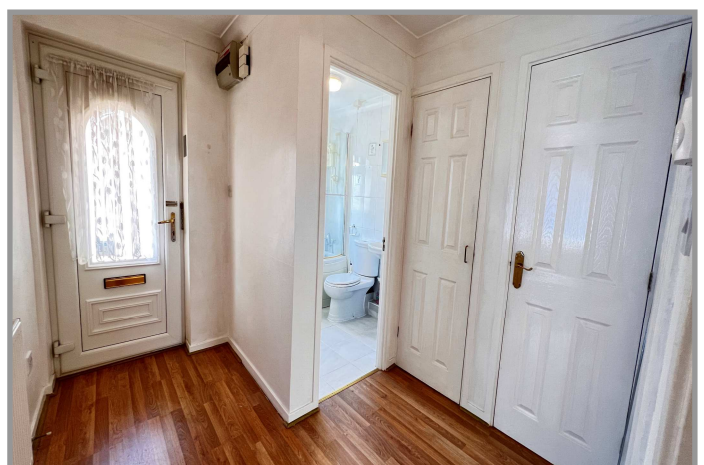
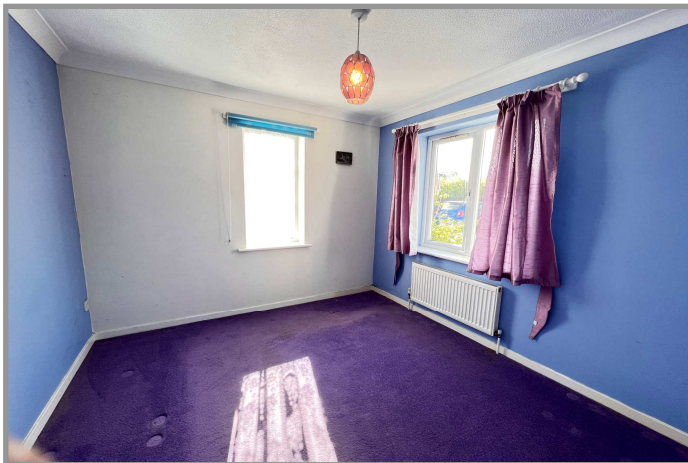
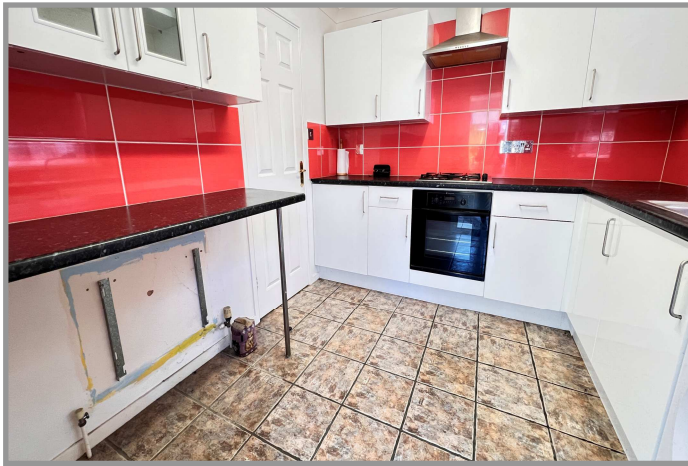
OUTSIDE: **SECURITY LIGHT : TIMBER STORE SHED**

DETACHED BRICK GARAGE: 16' 10" (max) x 8' 2" (max) With up & over door, joist storage, power & lighting, personal door.

GARDENS: To front, down to shingle with shrubs and a tarmac driveway/multi-vehicle off road parking space. Timber gate to side opens on to the enclosed low maintenance rear garden with shrubs, shingle area and a paved patio.



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