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WISBECH

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**24, COCKETTS DRIVE
WISBECH
PE13 2JS**

THE PROPERTY: THREE BEDROOMED SEMI DETACHED HOUSE * 19' LOUNGE * 19' KITCHEN/DINER * GAS FIRED CENTRAL HEATING * MOSTLY DOUBLE GLAZED * MULTI VEHICLE OFF ROAD PARKING * ENCLOSED GARDENS TO REAR * IDEAL FIRST TIME BUY OR INVESTMENT AS A BUY TO LET * VIEW NOW!

THE PRICE:

£175,000

FREEHOLD EPC BAND D

REF. 8920

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: 8920 23, COCKETTS DRIVE, WISBECH

COUNCIL TAX: BAND A FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech office turn right onto the dual carriageway, at the second set of traffic lights turn left into Norwich Road. Then seventh right into Boyces Road. The first left into Claremont Road, then first left into Cocketts Drive. The property is on the right hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE L.OBBY: With store and workshop adjoining;

LOUNGE: 19'8"(max) x 12'9"(max) with feature fire surround, stairway off, understairs cupboard;

KITCHEN/DINER: 19'(max) x 9'(max) with range of wall cupboards, electric cooker point, electric hob hood, part tiled walls, Vokra gas fired wall mounted combi boiler, inst stainless steel single drainer 1 ½ bowl sink unit with mixer tap & cupboards under, space/plumbing for automatic washing machine, display cupboards with glazed doors, preparation surfaces with drawers & cupboards under;

FIRST FLOOR:

LANDING: With access to loft;

BATHROOM/W.C.: With inset hand wash basin with mixer tap & cupboards under, panelled bath with mixer tap & Triton electric shower overhead, low level w.c., part tiled walls;

BEDROOM NO 1: 13'2"(max) x 9'3"(max) with built in wardrobe/cupboard;

BEDROOM NO 2: 12'10"(max) x 9'2"(max) 'L' shaped;

BEDROOM NO 3: 9'8"(max) x 6'5"(max) with wardrobe/storage recess;

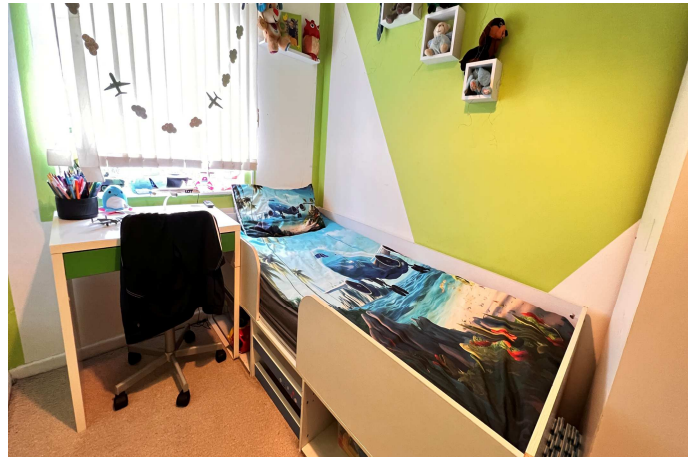
OUTSIDE: **SECURITY LIGHTS: COLD WATER TAP: TIMBER STORE SHED:**

GARDENS: To front with mature conifer trees and down to a shingle multi vehicle off road parking space; Enclosed gardens to rear, laid to lawn with decking area;

N.B. 1. The vendors inform us that the property has a new boiler fitted approximately 3 years ago 2. The vendors inform us that the property had a gas safety certificate issued on 30/1/25;



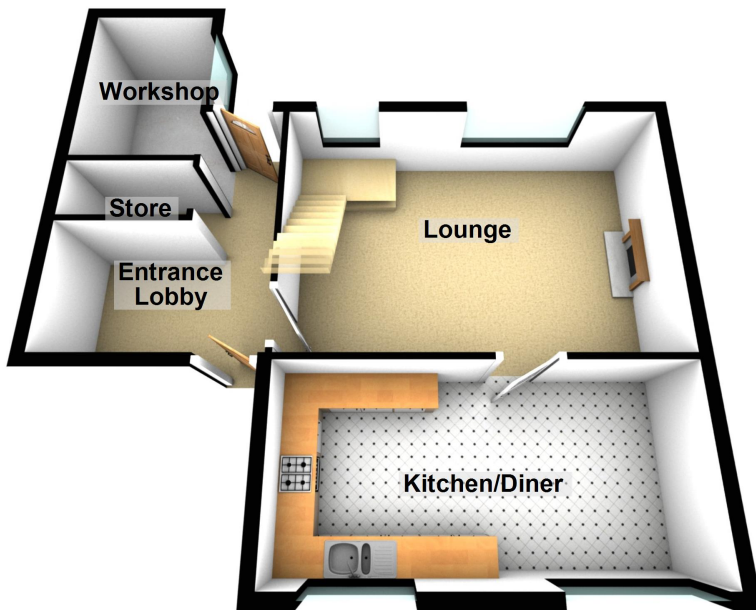
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Ground Floor



First Floor

