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**WISBECH**

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**39 MOUNT DRIVE  
WISBECH  
PE13 2BG**

**THE PROPERTY:** THREE BEDROOM DETACHED HOUSE IN THE PROCESS OF AN EXTENSIVE REFURBISHMENT AND BEING SITUATED ON A CORNER PLOT IN ONE OF THE MOST SOUGHT AFTER RESIDENTIAL AREAS OF TOWN \*19' FITTED KITCHEN WITH A "WEALTH" OF BUILT-IN APPLIANCES! \*GARDEN ROOM \*WORKSHOP \*ENCLOSED LOW MAINTENANCE GARDENS TO REAR \*MULTI VEHICLE OFF ROAD PARKING \*GAS FIRED CENTRAL HEATING \*DOUBLE GLAZING

**THE PRICE:** OIEO £300,000 FREEHOLD EPC BAND

**REF. 8944**

**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: 8944 39 MOUNT DRIVE, WISBECH**

**COUNCIL TAX: BAND C FENLAND DISTRICT COUNCIL**

**HOW TO GET THERE:** From the Wisbech office turn right onto the A1101 dual carriageway Downham Market Road. At the next set of traffic lights turn left into Norwich Road. Then turn seventh right into Mount Drive. The property is on the LEFT-hand side.

**THE ACCOMMODATION:** (Dimensions given are approximate only)

**ENTRANCE PORCH:** With light,

**ENTRANCE HALL:** With stairway off, under stairs cupboard.

**LOUNGE:** 13'6" (max) x 12' (max) With bay window.

**FITTED KITCHEN/DINER:** 19'3" (max) x 12'8" (max) With built-in dishwasher, built-in microwave, built-in electric double oven, built-in fridge, built-in freezer, larder cupboard, range of wall cupboards, part tiled and part oak floor, preparation surfaces with drawers and cupboards under, inset 1 ½ bowl sink unit with mixer tap and cupboard under, built-in gas hob, electric hob hood, wine cooler, peninsular breakfast bar, double glazed french doors to Garden Room.

**GROUND FLOOR CLOAK ROOM:**

With tiled floor, tiled walls, integrated low level w.c., hand wash basin.

**REAR LOBBY:** With walk-in "utility cupboard" with space/plumbing for automatic washing machine and space for tumble drier.

**GARDEN ROOM:** 12'8" (max) x 9'2 (max) With laminate floor, double glazed patio doors to rear garden.

**FIRST FLOOR:**

**LANDING:**

**BATHROOM/W.C./SHOWER ROOM:**

With tiled and screened shower cubicle with thermostatic shower, heated towel rail, inset bath with mixer tap, integrated low level w.c., fitted cupboard with shelving, free standing basin with mixer tap over, medicine cabinet with mirror door.

**BEDROOM NO 1:** 14' (max) x 10' (max) With bay window, two built-in wardrobe/cupboards.

**BEDROOM NO 2:** 12' (max) x 10' (max) 'L' shaped.

**BEDROOM NO 3:** 12' (max) x 8'5" (max) With wardrobe/cupboard.

**OUTSIDE: EXTERNAL POWER POINT:**

**WORKSHOP:** 12' (max) x 7' 8" (max) With power and lighting.

**GARDENS:** To front, part laid to lawn, with trees, shrubs and a shingle multi vehicle parking space. Timber gate to side opens onto the enclosed low maintenance rear garden, which is part laid to lawn with paved patio area and decking.



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