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**WISBECH**

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**21 ABINGTON GROVE  
ELM  
PE14 0BL**

**THE PROPERTY:** WELL PRESENTED THREE BEDROOM DETACHED HOUSE SITUATED NOT OVERLOOKED TO REAR IN THIS HIGHLY POPULAR RESIDENTIAL AREA IN THIS HIGHLY POPULAR VILLAGE WITH ITS OWN SCHOOL SHOP POST OFFICE & PUB! \*23' LOUNGE \*FITTED KITCHEN WITH BUILT IN OVEN & HOB \*GARAGE PLUS OFF ROAD PARKING TO FRONT & POTENTIAL ADDITIONAL OFF ROAD PARKING TO REAR \*GAS FIRED CENTRAL HEATING \*DOUBLE GLAZING \*MUST BE VIEWED TO BE APPRECIATED \*VIEW NOW!

**THE PRICE:**

**£230,000**

**FREEHOLD EPC BAND D**

**REF. 8956**

**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: 8956 21 ABINGTON GROVE, ELM**

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

**HOW TO GET THERE:** From the Wisbech office turn right onto the dual carriageway. Follow the main road for about 1.4 miles then turn right at the China Rose Takeaway signed Elm & Friday Bridge. Follow the road into the village and after passing the Sportsman Pub on the right hand side turn first right into Abington Grove. The property is shortly on the left hand side.

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

**ENTRANCE LOBBY:** With laminate floor.

**LOUNGE/DINER:** 23' (max) x 10'10" (max) With laminate floor, stairway off.

**FITTED KITCHEN:** 11'3" (max) x 8'5" (max) With tiled floor, part tiled walls, built in gas hob, electric hob hood, fitted cupboard housing Ideal gas fired wall mounted combi boiler, built in electric oven,, range of wall cupboards, preparation surfaces with drawers and cupboards under, space for domestic appliances, inset stainless steel single drainer sink unit with mixer tap and cupboard under.

**FIRST FLOOR:**

**LANDING:** With access to loft.

**BATHROOM/W.C.:** With low level w.c., pedestal wash basin with mixer tap, part tiled walls, shower/bath with mixer tap and thermostatic shower overhead.

**BEDROOM NO 1:** 14'3" (max) x 10'10" (max) 'L' shaped

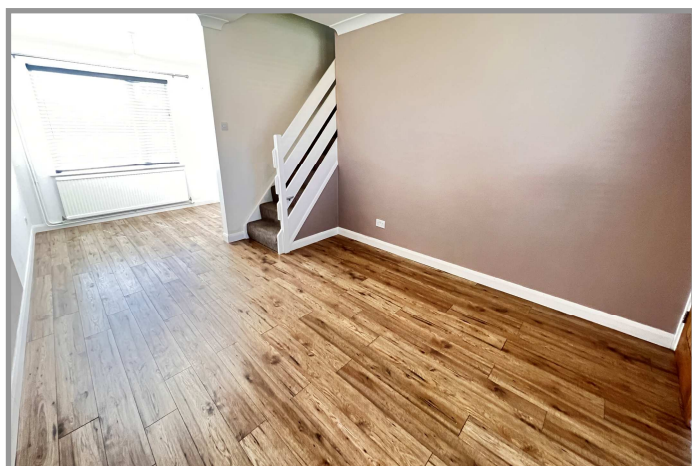
**BEDROOM NO 2:** 10'10" (max) x 10'9" (max) 'L' shaped

**BEDROOM NO 3:** 8'4" (max) x 8'4" (max)

**OUTSIDE:** **OUTSIDE LANTERN:**

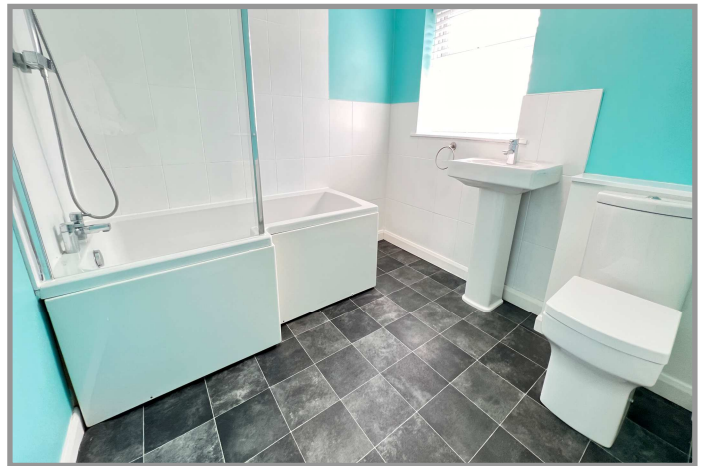
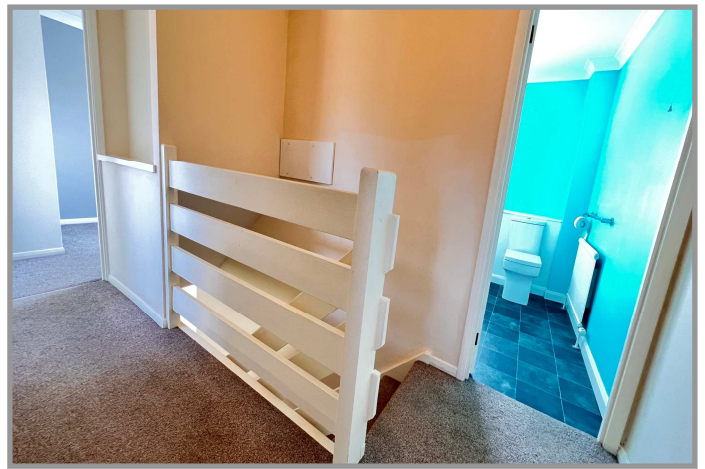
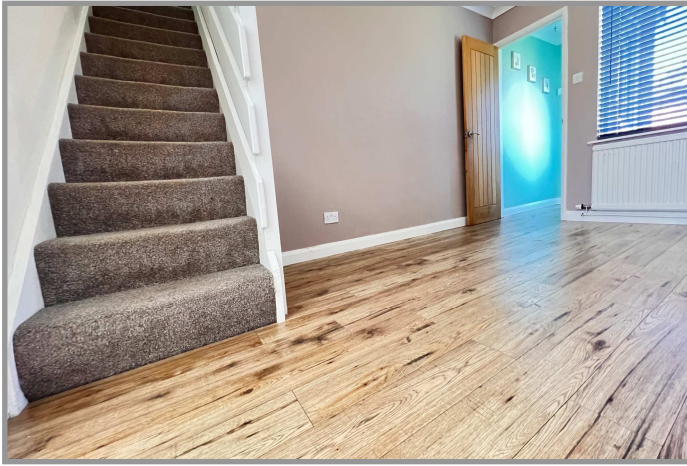
**GARAGE:** With up and over door.

**GARDENS:** To front laid to lawn, with trees, shrubs a paved pathway to the front entrance door and off road parking space. Timber gate to side opens onto an additional potential off road parking space. Enclosed gardens to rear, not overlooked to rear and also laid to lawn with shrubs, mature tree and paved patio.





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