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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**11 MILL ROAD
EMNETH
PE14 8AE**

THE PROPERTY:

A GREAT PROJECT WITH HUGE POTENTIAL! A SPACIOUS FOUR BEDROOM DETACHED BUNGALOW FOR FULL REFURBISHMENT & UPGRADING ON A LARGE 'L' SHAPED PLOT IN THIS QUIET LANE IN THIS HIGHLY SOUGHT AFTER NORFOLK VILLAGE WITH ITS OWN SHOP SCHOOL PUB & POST OFFICE! *20' LOUNGE *27' KITCHEN *LEISURE ANNEXE WITH 40' INDOOR SWIMMING POOL (in need of repair) PLUS 15' LEISURE LOUNGE *DOUBLE GARAGE (In need of repair) PLUS LOTS OF PARKING *A RARE OPPORTUNITY *VIEW QUICKLY!

THE PRICE:

OIEO £300,000

FREEHOLD EPC BAND E

REF. 8957

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: 8957 11 MILL ROAD, EMNETH

COUNCIL TAX: BAND E KINGS LYNN & W.N. COUNCIL

HOW TO GET THERE: From the Wisbech office turn right onto the A1101 dual carriageway Downham Market Road. Follow the road for about 1.8 miles and fork left signed Emneth. Follow the road for about 1 mile then turn left into Mill Road. The property is on the left hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

SPACIOUS ENTRANCE HALL:

LOUNGE: 20' (max) x 12' (max) opening onto:-

KITCHEN/DINER: 27' (max) x 25' (max) 'L' shaped

GROUND FLOOR CLOAKROOM/W.C.:

UTILITY: 12'3" (max) x 6'3" (max)

BATHROOM/W.C.:

BEDROOM NO 1: 15'1" (max) x 11'2 (max)

BEDROOM NO 2: 14'10" (max) x 12' (max)

BEDROOM NO 3: 11'5" (max) x 9' (max)

BEDROOM NO 4: 11'10" (max) x 7'8" (max)

LEISURE ANNEXE:

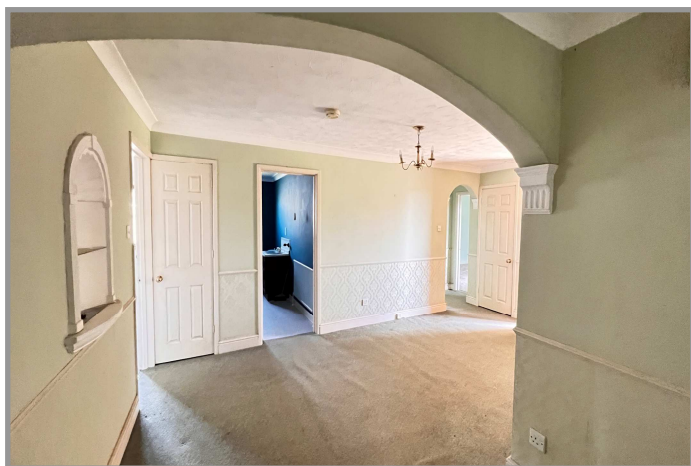
LEISURE LOUNGE: 15'8" (max) x 11'6" (max) opening onto:-

SWIMMING POOL: 40' (max) x 19' (max)

OUTSIDE: **WORKSHOP:**

DOUBLE GARAGE: 21' (max) x 16' (max)

GENEROUS GARDENS: To front with potential for extensive multi vehicle off road parking. Generous gardens to rear.



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