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WISBECH

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**14 THIRD AVENUE
MOUNT DRIVE
WISBECH PE13 2BJ**

THE PROPERTY: SPACIOUS IMPOSING THREE BEDROOMED DETACHED HOUSE (POTENTIAL 4 BED) SITUATED ON A LARGE PLOT IN ONE OF THE MOST SOUGHT-AFTER LOCATIONS OF THE TOWN * SEPARATE DINING ROOM * LOVELY CONSERVATORY * POTENTIAL FOR GROUND FLOOR BEDROOM 4/ONE BED ANNEXE * SUPERB ENCLOSED GARDENS TO REAR * DOUBLE GARAGE PLUS 2 DRIVEWAYS AND MULTI-VEHICLE OFF ROAD PARKING * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * VIEW QUICKLY!

THE PRICE:

£350,000

FREEHOLD

EPC BAND

REF.8972

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:8972 14 THIRD AVENUE, MOUNT DRIVE WISBECH

COUNCIL TAX: BAND E 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, then second left into Third Avenue.

THE ACCOMMODATION: (Dimensions given are approximate only)

SPACIOUS ENTRANCE LOBBY:

ENTRANCE HALL: With stairway off, understairs cupboard.

LOUNGE: 15' 10" (max) x 12' 1" (max) With feature tiled fireplace, double glazed patio doors to:-

BRICK & UPVC CONSERVATORY:
12' 5" (max) x 12' 1" (max) With double glazed French doors to rear garden.

DINING ROOM: 15' (max) x 14' 10" (max) With bay window, tiled fireplace.

KITCHEN: 12' (max) x 11' 5" (max) With gas fired wall mounted central heating boiler, built in dishwasher, Cannon gas cooker, electric hob hood, range of wall cupboards, corner display shelving, preparation surfaces with drawers & cupboards under, inset single drainer sink unit with mixer tap & cupboards under, part tiled walls, display cupboards with glazed doors.

GROUND FLOOR CLOAKROOM/W.C.:
With low level W.C., hand wash basin, tiled walls.

WALK-IN LARDER:

WALK IN CLOAKS RECESS:

UTILITY: 24' (max) x 5' (max) With work top with inset circular sink with mixer tap & cupboards under, part tiled walls, work top with space/plumbing under for washing machine & fridge, wall cupboard.

RECREATIONAL ROOM/(POTENTIAL FOR CONVERSION TO GROUND FLOOR BED 4):
16' 8" (max) x 10' 1" (max) With glazed double doors to front.

FIRST FLOOR:

LANDING: With access via folding ladder to part boarded loft, walk-in airing cupboard housing hot water cylinder with immersion heater, built in linen cupboard.

BATHROOM/W.C./SHOWER ROOM:
With integrated low-level W.C., tiled & screened shower cubicle with thermostatic shower, inset handwash basin with mixer tap & cupboards under, inset tiled panelled bath with mixer tap, heated towel rail, part tiled walls.

BEDROOM NO 1: 15' 10" (max) x 11' 10" (max) (into wardrobe) With extensive range of fitted units including wardrobes, bedside tables, display shelving, dressing table and blanket cupboards.

BEDROOM NO 2: 15' 2" (max) x 14' 7" (max) With bay window, extensive range of fitted units including wardrobes, dressing unit and blanket cupboards.

BEDROOM NO 3: 12' 1" (max) x 8' (max) With full width range of fitted units in wardrobe/cupboards, dressing unit and blanket cupboards.

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OUTSIDE:

COLD WATER TAP : SUMMER HOUSE : GARDEN SHED : GREEN HOUSE

DOUBLE GARAGE:

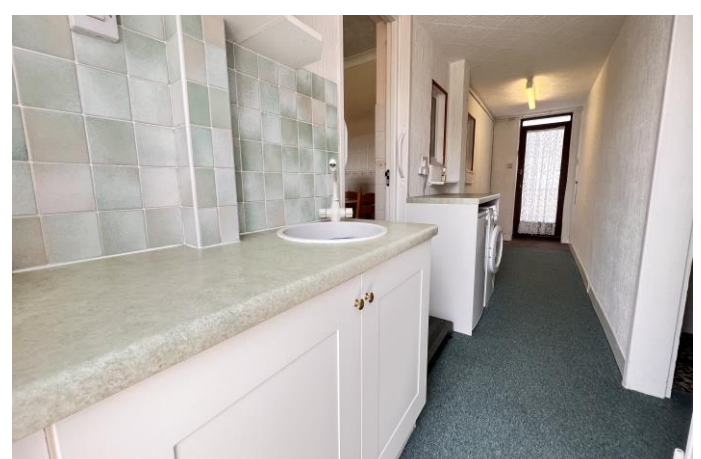
16' 9" (max) x 16' 3" (max) With power & lighting, personal door, electronically operated remote controlled up & over door.

GARDENS:

To front down to shingle with a pathway to the front entrance door, a concrete driveway/off road parking space to the left-hand side and a shingle driveway/multi-vehicle off road parking space to the right-hand side. Large ornamental enclosed gardens to rear, laid to lawn with patios, pathways, raised beds, borders, shrubs, gazebo and shingle.



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