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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**41, QUEEN ELIZABETH DRIVE
WISBECH, PE13 2JX**

THE PROPERTY: VERY DECEPTIVE, EXTENDED DETACHED BUNGALOW * THREE BEDROOMS PLUS ALTERNATIVE BEDROOM NO 4 PLUS STUDY! * 21' LOUNGE * FITTED KITCHEN WITH BUILT IN OVEN & HOB * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * ENCLOSED GARDENS TO REAR * MULTI VEHICLE OFF ROAD PARKING * SOUGHT AFTER RESIDENTIAL CUL DE SAC CLOSE TO SCHOOLS & AMENITIES * VIEW QUICKLY TO AVOID DISAPPOINTMENT!

THE PRICE: **£225,000** **FREEHOLD** **EPC BAND** **E** **REF. 9017**

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. 9017 41, QUEEN ELIZABETH DRIVE, WISBECH

COUNCIL TAX: BAND B FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech office turn right onto the dual carriageway. At the third set of traffic lights turn left into Ramnoth Road. Then turn first right into Queen Elizabeth Drive.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE HALL: With laminate floor, access via foldaway ladder with power & lighting, built in airing cupboard housing hot water cylinder with immersion heater;

LOUNGE/DINER: 21' (max) x 10' 5" (max) 'L' shaped;

DINING ROOM/FAMILY ROOM/BEDROOM NO 4:
15' 10" (max) x 8' 5" (max) with laminate floor, french door to front garden;

FITED KITCHEN: 18' 3" (max) x 7' 4" (max) with tiled floor, part tiled walls, built in electric double oven, built in electric hob, electric hob hood, corner display shelving, range of wall cupboards, display cupboard with glazed door, preparation surfaces with drawers & cupboards under, space/plumbing for automatic washing machine, inset stainless steel single drainer sink unit with mixer tap & cupboards under, space/plumbing for dishwasher;

STUDY: 9' 3" (max) x 8' 5" (max) with floor cupboard housing gas fired C/H boiler;

BATHROOM/W.C.: With pedestal wash basin, low level w.c., panelled bath with mixer tap & shower attachment, tiled floor, tiled walls;

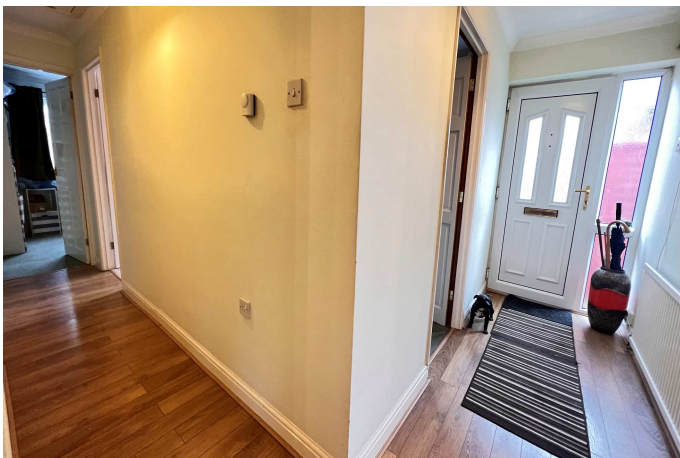
BEDROOM NO 1: 13' 10" (max) x 10' 5" (max) with laminate floor;

BEDROOM NO 2: 11' 9" (max) x 8' 7" (max);

BEDROOM NO 3: 11' 9" (max) x 7' 2" (max) with laminate floor;

OUTSIDE: **TIMBER STORE/WORKHOP: COLD WATER TAP:**

GARDENS: To front, part laid to lawn, with concrete/shingle multi vehicle off road parking, and a mature cherry tree. Gate to side opens onto a pathway leading from front to rear. Enclosed low maintenance gardens to rear, down to a split level paved patio, lawn & borders;



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Queen Elizabeth Drive

