



All enquiries Ref: James Paterson



- **Freehold two floor semi-detached house requiring modernisation**
- **Full vacant possession**

#### Location:

The property is situated on Waldersea off Long Drove between its junctions with Jew House Drove and Station Road. Public transport links include Wisbech bus services (routes 56/119) to Horse Fair Bus Station, with March mainline rail station approximately 5 miles away. Road links include the A1101 (via Station Road) and A47 Wisbech bypass. Shopping amenities can be found locally within Friday Bridge village (Londis, post office, convenience stores), with an extensive range of shops, banks, and restaurants in Wisbech town centre (Horsefair Shopping Centre, Market Place, Tesco, Asda) Recreational pursuits can be found locally at Friday Bridge Recreation Ground off Maltmas Drove (playground, sports courts, outdoor gym), with broader leisure options in Wisbech including Lincoln Road park, marina, and Fenland countryside walks.

#### Description:

Freehold semi-detached house arranged over ground and first floors with front and rear garden, requiring modernisation.

#### Accommodation:

First floor: Three bedrooms, WC

Ground floor: Two reception rooms, kitchen, utility area, bathroom/WC, storage cupboard, entrance hallway

Outside: Front and rear gardens

Gross Internal Area (GIA): (Source: EPC) 94 sq m (1,011 sq ft)

#### EPC rating: D

#### Council Tax Band: A

#### Potential:

The property may be suitable for extensions subject to planning permission and consents. Prospective purchasers must rely on their own enquires in this respect.

#### To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

