



Mumbys Drove, Three Holes, Wisbech, PE14 9JT

welcome to

Mumbys Drove, Three Holes, Wisbech

CHAIN FREE! A fully renovated, 3 bedroom detached cottage occupying a mature plot with extensive field views, within the rural village of Three Holes. The property is beautifully presented throughout, boasting a newly fitted kitchen & utility room, two large reception rooms & comfortable bedrooms.



Accommodation:

Double-glazed entrance door to:

Entrance Porch

Door to the side. Radiator.

Inner Hallway

Stairs leading to the first floor landing with under-stairs storage cupboard. Radiator. Double-glazed window to the rear. Double-glazed door to the rear leading to the rear garden.

Cloakroom

Fitted with WC & wash hand basin. Radiator. Double-glazed window to the side.

Lounge

11' 8" x 15' 5" (3.56m x 4.70m)
Double-glazed windows to the front & side. Radiator. Fireplace.

Dining Room

11' 9" x 12' 2" (3.58m x 3.71m)
Double-glazed window to the front. Radiator. Fireplace (not connected).

Kitchen

This modern, recently fitted kitchen includes base units with work surfaces over, a stainless steel sink & drainer unit, a built-in electric oven & an electric hob with cooker hood over. Double-glazed window to the rear. Opening to:

Utility Room

7' 7" x 14' 8" (2.31m x 4.47m)
Fitted with base units with work surfaces over. Space & plumbing for a washing machine & tumble dryer. Loft access. Double-glazed window to the side.

First Floor Landing

Stairs from the inner hallway. Loft access.

Bedroom One

15' 5" x 11' 8" (4.70m x 3.56m)
Two double-glazed windows to the side. Radiator.

Bedroom Two

11' 8" x 11' 9" (3.56m x 3.58m)
Double-glazed window to the front. Radiator.

Bedroom Three

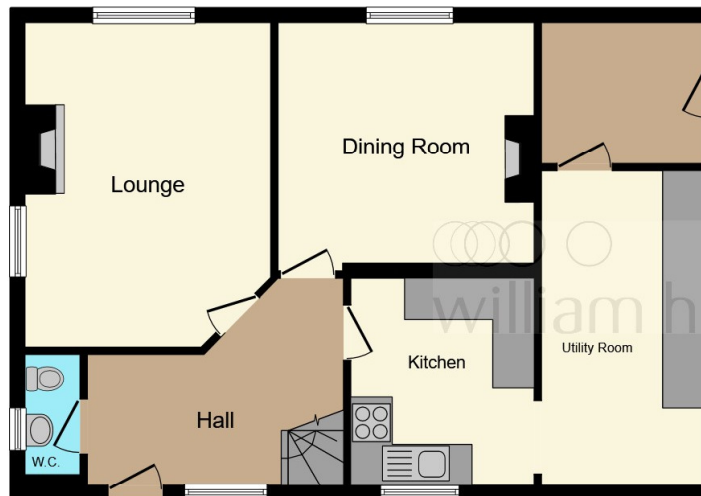
9' 7" x 8' 6" (2.92m x 2.59m)
Double-glazed window to the rear. Radiator.

Bathroom

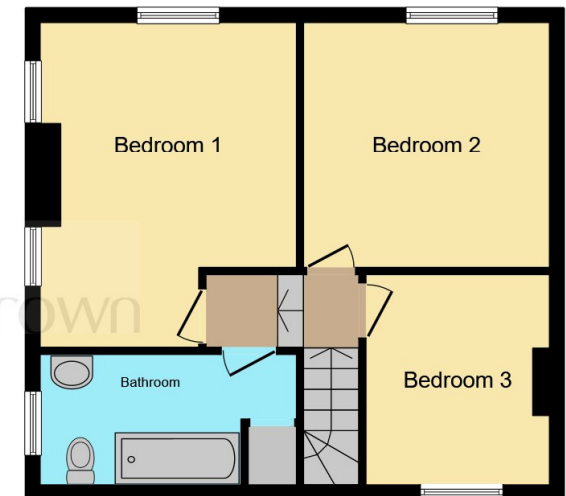
Fitted with WC, wash hand basin & bath with mixer taps & shower over. Heated towel rail. Double-glazed window to the side.

Outside

To the side of the property, a gravelled driveway provides off-road parking for two cars. The property sits on a mature plot, with a generous 'woodland-style' rear garden, which is mainly laid to lawn, alongside a variety of mature trees, decking area, gravelled area & hedged borders.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



view this property online williamhbrown.co.uk/Property/DHM111677



welcome to

Mumbys Drove, Three Holes, Wisbech

- Three bedroom detached cottage
- No onward chain!
- Lounge & dining room
- Brand new kitchen & utility room
- Mature plot with 'woodland-style' garden

Tenure: Freehold EPC Rating: D

£290,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DHM111677



Property Ref:
DHM111677 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01366 387638



DownhamMarket@williamhbrown.co.uk



2 Market Place, DOWNHAM MARKET, Norfolk,
PE38 9DE



williamhbrown.co.uk