



Main Road, Three Holes, Wisbech, PE14 9JS

welcome to

Main Road, Three Holes, Wisbech

Situated on a generous plot, lies this 3 bedroom detached house located within the rural village of Three Holes. The property boasts 3 reception rooms, an open plan kitchen/diner, 3 generous bedrooms & bathroom, plus mature gardens, plenty of off-road parking & two garages.



Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the front. Radiator.

Lounge

14' 9" x 10' 8" (4.50m x 3.25m)

Double-glazed window to the rear. Two radiators.

Television point. Fireplace. French doors opening to:

Conservatory

11' 9" x 11' 3" (3.58m x 3.43m)

Of uPVC construction. Radiator. Tiled flooring.

Double-glazed windows to the sides & rear. Double-

glazed French doors to the rear leading to the rear garden.

Dining Room

11' x 10' 5" (3.35m x 3.17m)

Double-glazed window to the rear. Radiator.

Open Plan Kitchen/Dining Space

22' 7" x 10' 9" (6.88m x 3.28m)

Kitchen Area

This fitted kitchen includes both wall & base units with work surfaces over, a composite sink & drainer unit, and a range-style cooker inset into a feature, exposed brick wall. There is also space for an under-counter fridge, as well as space & plumbing for a dishwasher. Utility cupboard housing washing machine. Double-glazed window to the rear.

Dining Area

Double-glazed window to the front. Radiator.

Television point.

Rear Lobby

Door leading to integral garage. Double-glazed door leading to the rear garden.

Cloakroom

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

First Floor Landing

Stairs from the entrance hall. Airing cupboard. Loft access.

Bedroom One

10' 9" x 15' (3.28m x 4.57m)

Double-glazed windows to the front & rear. Fitted wardrobes. Built-in wardrobe.

Bedroom Two

12' 9" x 8' 8" (3.89m x 2.64m)

Double-glazed window to the front. Radiator. Fitted wardrobes.

Bedroom Three

10' 8" x 7' 2" (3.25m x 2.18m)

Double-glazed window to the rear. Radiator.

Bathroom

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

Outside

A private driveway enclosed by laurel hedging leads to the large gravelled parking area, which provides off-road parking for several cars & leads to the two garages. The front garden is mainly laid to lawn, alongside various plants, shrubs & trees. The extremely well-maintained, mature rear garden is mainly laid to lawn, alongside an abundance of plants, shrubs, mature trees & fruit trees. The garden is nicely divided into different areas, including a shingled area & patio areas of different styles, and a garden pond, with a garden path leading through the middle of the garden. There is also a garden shed.

Agent's Note

Waste from the property is served by a cesspit of private supply & heating to the property is served by oil central heating. Please contact the branch for more information if required.



check out more properties at williamhbrown.co.uk

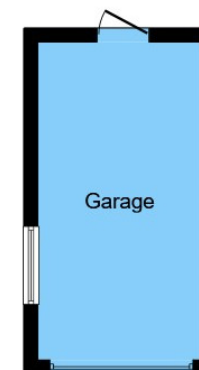




Ground Floor



First Floor



Garage

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Main Road, Three Holes, Wisbech

- 3 bedroom detached house
- Lounge, dining room + conservatory
- WC + family bathroom
- Mature rear garden
- Ample off-road parking

Tenure: Freehold EPC Rating: E

£410,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
DHM112181 - 0002

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.



01366 387638



DownhamMarket@williamhbrown.co.uk



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



williamhbrown.co.uk