



MAXEY GROUNDS

wisbech@maxeygrounds.co.uk

01945 428820

Residential Sales

£250,000



Ref: P915

7 Prins Avenue, Wisbech. PE13 3HU

An Established 4 Bedroom Detached House located in a popular residential area, offering a Kitchen, Lounge, Dining Room, Conservatory, Downstairs Cloakroom, En-Suite to Main Bedroom and a Bathroom. A Single Garage and Off-Road Parking. With Gas Central Heating and Double Glazing.





MAXEY GROUNDS

wisbech@maxeygrounds.co.uk

01945 428820

Residential Sales

SUMMARY An Established 4 Bedroom Detached House located in a popular residential area, offering a Kitchen, Lounge, Dining Room, Conservatory, Downstairs Cloakroom, En-Suite to Main Bedroom and a Bathroom. A Single Garage and Off-Road Parking. With Gas Central Heating and Double Glazing.

ENTRANCE HALL Wooden part glazed double glazed front door with matching double glazed side panels. Inset storm porch over. Door chime. Radiator. Airing and storage cupboard, housing wall mounted 'Viessmann' boiler.

DOWNSTAIRS CLOAKROOM 4' 4" x 3' 4" (1.34m x 1.03m) Double glazed window to side. Low-level WC. Pedestal hand basin with mixer taps. Radiator. Part tiled walls.

KITCHEN 12' 8" x 9' 2" (3.88m x 2.81m) Double glazed window to front. Wooden part glazed, double glazed door to side. Range of wall and base units with work tops over. Built-in electric oven and built-in gas hob with extractor fan over. Tiled splash backs. One and a half sink with drainer and mixer taps. Plumbing for washing machine and dishwasher.

DINING ROOM 12' 0" x 11' 10" (3.66m x 3.63m) Wooden double glazed window to rear. Stairs to 1st floor. Radiator.

LOUNGE 15' 7" x 10' 11" (4.75m x 3.34m) Sliding double glazed patio doors to Conservatory. Decorative hearth with coal effect gas fire. Radiator. Archway leading to Study area.

STUDY AREA 7' 0" x 5' 3" (2.14m x 1.61m) Wooden double glazed window to side. Radiator.

CONSERVATORY 11' 3" x 7' 10" (3.43m x 2.41m) Part brick and part UPVC double glazing. Polycarbonate sloping roof. French doors to side.

LANDING

BEDROOM ONE 12' 2" x 11' 10" (3.72m x 3.63m) Double glazed window to front. Built-in wardrobes, cupboards and dressing table. Radiator.

EN-SUITE SHOWER ROOM 8' 0" x 5' 1" (2.45m x 1.57m) Wooden double glazed window to side. Low-level WC. Pedestal hand basin with mixer taps. Shower cubicle. Bidet. Part tiled walls. Radiator. Wall mounted electric light. Shaver sockets.

BEDROOM TWO 11' 4" x 8' 2" (3.47m x 2.49m) Wooden double glazed window to front. Storage area. Radiator.



MAXEY GROUNDS

wisbech@maxeygrounds.co.uk

01945 428820

Residential Sales

BEDROOM THREE 10' 1" x 7' 6" (3.08m x 2.29m) Wooden double glazed window to rear. Built-in wardrobes. Radiator.

BEDROOM FOUR 11' 7" x 6' 5" (3.54m x 1.97m) Wooden double glazed window to front. Radiator.

BATHROOM 6' 10" x 5' 8" (2.10m x 1.73m) Wooden double glazed window to side. Low level WC. Pedestal hand basin with mixer taps. Panelled bath with mixer taps and wall mounted shower over. Part tiled walls. Radiator. Wall mounted electric light and shaver socket.

OUTSIDE To the front mainly laid to grass, tarmac driveway leading to single garage, off-road parking. Mature plants and shrubs. Outside lighting. Wooden pedestrian gate side. The rear garden is mainly laid to grass with patio area, feature pond. Boarded with wooden fencing. Mature plants and shrubs.

SINGLE GARAGE Up and over door with windows to rear. Power and lighting.

SERVICES All main services are connected.

VIEWING Strictly by appointment with the selling agent Maxey Grounds.

POSSESSION Vacant possession upon completion of the purchase.

DIRECTIONS From the Town Centre head northeast onto B198 Lynn Road, continue for approximately 1/2 mile, at the roundabout continue over and take the next left at the traffic lights onto Walton Road. Then take the first left into Waterlees Road and continue. Prins Avenue can be found further along on the left. Turn into Prins Avenue and the property is on the left just after Apeldoorn Walk.

COUNCIL TAX BAND D

EPC RATING BAND D

PARTICULARS PREPARED 7th July 2021



MAXEY
GROUNDS





MAXEY GROUNDS





MAXEY GROUNDS

wisbech@maxeygrounds.co.uk

01945 428820

Residential Sales

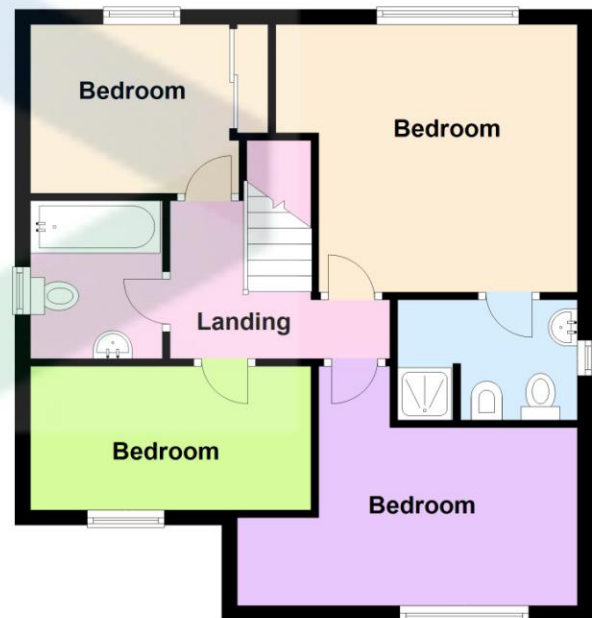
Ground Floor

Approx. 59.8 sq. metres (644.1 sq. feet)



First Floor

Approx. 51.9 sq. metres (558.2 sq. feet)



Total area: approx. 111.7 sq. metres (1202.3 sq. feet)



Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.