





Woodlands Mill Road, Terrington St. John, Wisbech, PE14 7SF

welcome to

Woodlands Mill Road, Terrington St. John, Wisbech

William H Brown are delighted to offer to market this well presented and spacious three bedroom detached bungalow, located in the popular village of Terrington St John. Viewing highly recommended!













Entrance Hall

Radiator, laminate flooring, airing cupboard

Lounge

14' 5" x 14' 8" (4.39m x 4.47m) UPVC double glazed patio doors, multi fuel stove, radiator, television point, laminate flooring

Kitchen

12' 7" x 14' 8" (3.84m x 4.47m)

Fitted kitchen comprising of base and wall units, UPVC double glazed window, UPVC double glazed door to rear, sink and drainer with mixer tap over, integrated electric combi microwave oven, electric induction hob, over hob extractor fan, integrated washing machine and dishwasher, storage cupboard

Bedroom One

12' 11" x 11' (3.94m x 3.35m)
UPVC double glazed window, wardrobe area, radiator

En Suite

Shower, WC, hand wash basin, heated towel rail

Bedroom Two

10' 11" x 9' 9" (3.33m x 2.97m) Double glazed window, radiator

Bedroom Three

9' 10" x 9' 11" (3.00m x 3.02m) UPVC double glazed window, radiator

Bathroom

Bath, shower, WC, hand wash basin, heated towel rail, storage cupboard, window to side

Outside

Gravelled driveway with vehicular access to rear. Enclosed rear garden mainly laid to lawn with decking area.



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





welcome to

Woodlands Mill Road, Terrington St. John Wisbech

- Detached bungalow
- Three bedrooms
- Ample off road parking
- Enclosed rear garden
- Multi Fuel Stove

Tenure: Freehold EPC Rating: F

£300,000









Please note the marker reflects the postcode not the actual property

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Property Ref: KLN118606 - 0004 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.



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