





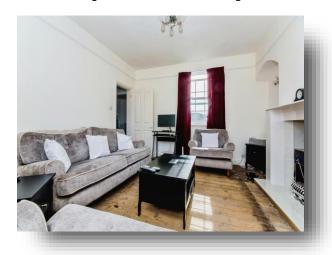


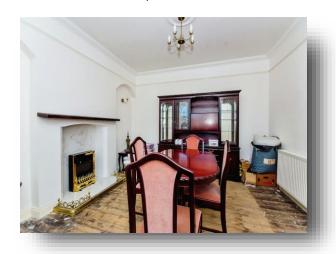


Welcome to

Main Road, Parson Drove Wisbech

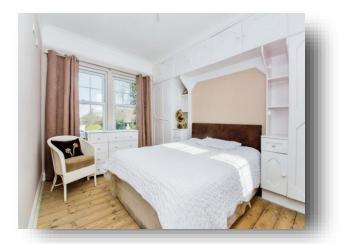
LOOKING TO PUT YOUR OWN STAMP ON THE NEXT FAMILY HOME? Why not take a look at this deceptively spacious, handsome detached home located in the sought after village of Parson Drove. This lovely home has been 90% renovated by its current owners but just requires some finishing off. The ground floor offers a lounge, formal dining room or second reception room, a space for the kitchen / breakfast / family room to be fitted, a utility room, a ground floor cloakroom, 3 double bedrooms with built in storage, refitted family bathroom that includes both a bath & double walk in shower. Outside the property is a graveled carriage driveway, providing off road parking for several cars whilst the rear offers an enclosed garden that has a timber workshop included as well as an old outbuilding that offers a hard standing area where it has partly been demolished. The whole plot is sat on an estimated 0.2 acre (STS) and is available to view now!

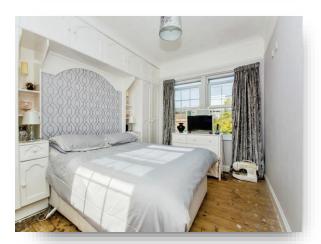














This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Entrance Hall

Lounge

12' 9" x 15' 2" into Bay (3.89m x 4.62m into Bay)

Dining Room

12' 8" x 12' 5" Plus Bay (3.86m x 3.78m Plus Bay)

Kitchen / Diner

10' 11" x 22' 7" (3.33m x 6.88m)

Utility Room

16' 5" x 4' 2" (5.00m x 1.27m)

Cloakroom

1st Floor Landing

Master Bedroom

12' 5" x 12' 4" Max (3.78m x 3.76m Max)

Bedroom 2

12' 5" x 12' 5" Max (3.78m x 3.78m Max)

Bedroom 3

8' 2" x 10' 9" To rear of Wardrobe (2.49m x 3.28m To rear of Wardrobe)

Family Bathroom

5' 7" x 11' 5" (1.70m x 3.48m)

Front & Rear Gardens

Workshop

Welcome to

Main Road, Parson Drove Wisbech

- Deceptively Spacious Family Home
- 3 Double Bedrooms
- 2 Reception Rooms
- 90 % Refurbished Finishing Off Required
- Estimated 0.2 Acre Plot (STS)
- Off road parking

Tenure: Freehold EPC Rating: D

offers in the region of

£315,000

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Long Sutton. At the traffic lights continue into the village of Leverington and follow through onto Leverington Common. Continue along and at the crossroads, bear right towards Parson Drove and follow this road where the property will be found on your Left hand side.









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB125543



Property Ref: WSB125543 - 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.





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