









Welcome to

Main Road, Parson Drove Wisbech

GREAT SPACE, GREAT LOCATION, GREAT POTENTIAL! Prepare to be impressed by this hugely deceptive home, that offers not only a beautifully presented home, but almost 3 acres of land with multiple outbuildings, located in the popular village of Parson Drove. The main home offers 3 double bedrooms, a refitted kitchen / diner, a good size lounge, a 4 piece family bathroom, utility room and a small conservatory / porch, presented to a high standard throughout. Outside the property is where this property really stands out, offering a detached double garage, a 35 ft barn that has been split into 2 sections, a 16 ft summer house, 2 blocks of 10 X 10 former stables and a tac room, currently used as storage, a 17 ft workshop, 3 X kennels and a paddock at the rear and finally a mobile home with separate garden area that has planning permission granted, with the total plot measuring approx 2.8 acres (STS). This stunning home also has the added benefit of NO FORWARD CHAIN! This property really needs to be seen to appreciate what is on offer and could suit equestrian use or someone looking to work from home? There are so many uses that could suit this home and we don't think it will be around for long. To fully appreciate everything, we highly recommend an early viewing! Get in touch TODAY!



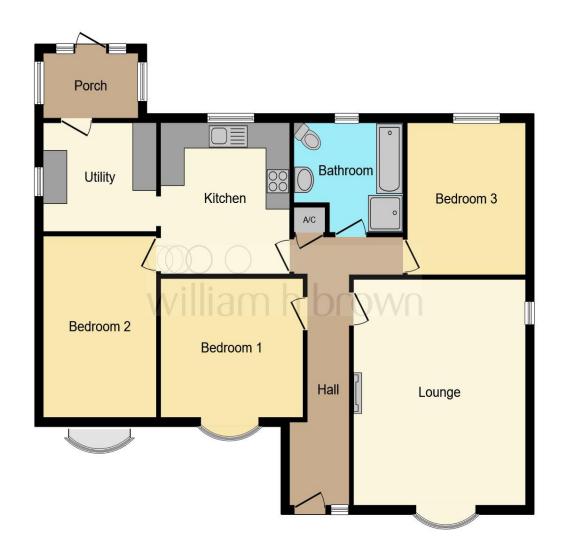












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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

13' 8" x 17' 6" Max (4.17m x 5.33m Max)

Kitchen / Diner

11' 8" x 10' 9" (3.56m x 3.28m)

Utility Room

8' 5" x 9' 4" (2.57m x 2.84m)

Conservatory

7' 11" x 5' 1" (2.41m x 1.55m)

Bedroom 1

14' 1" x 9' 5" (4.29m x 2.87m)

Bedroom 2

11' 8" x 9' 9" (3.56m x 2.97m)

Bedroom 3

11' 9" x 10' 9" (3.58m x 3.28m)

Bathroom

8' 3" x 9' 1" Max (2.51m x 2.77m Max)

Front & Rear Gardens

Double Garage

16' 6" x 19' 11" (5.03m x 6.07m)

Summerhouse

7' 11" x 16' (2.41m x 4.88m)

Barn

35' 2" x 29' 9" (10.72m x 9.07m)

Stable Block X 2

Tac Room

3 X Kennels

Workshop

17' 8" x 17' 4" (5.38m x 5.28m)

Rear Paddock

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- NO FORWARD CHAIN
- Plot Estimated at 2.8 Acres (STS)
- 2 X Blocks of Former Stables & Tac Room
- 17 Ft Workshop, 35 Ft Barn, 16 ft Summerhouse
- Tax Band C
- 19 Ft Double Garage and Ample Off Road Parking
- Planning Permission for Mobile Home with Separate Garden Area

Tenure: Freehold EPC Rating: D

offers in excess of

£440,000

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 Leverington Common. At the crossroads bear right towards Parson Drove and as you enter the village follow the road where the property will be found on your right hand side.









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB124455



Property Ref: WSB124455 - 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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