



Main Road, Parson Drove Wisbech PE13 4JA

Welcome to

Main Road, Parson Drove Wisbech

An investment opportunity to purchase this detached period property which consists of 3 x 1 bedroom flats and 1 x 2 bedroom flat. Property is available as Freehold and comes with parking and gardens. Situated in a central village location close to local amenities.

Viewing Highly Recommended!!!



Communal Entrance

Communal entrance door to communal entrance hall, stairs to first floor, understairs storage cupboard, further storage cupboard housing electrics.

Flat 1:

Entrance

Entrance door to open plan Kitchen / Lounge

Kitchen / Lounge

18' 9" exc. chimney breast x 11' 3" plus bay (5.71m exc. chimney breast x 3.43m plus bay)

Bay window to front, units at base and wall level, work top surface, oven, hob and cooker hood, tiled splash backs, space and plumbing for washing machine, stainless steel sink, boiler, 2 x radiators.

Bedroom

14' 7" max into bay x 8' 10" plus door recess (4.45m max into bay x 2.69m plus door recess)

Sash window to front, radiator.

Shower Room

Shower cubicle with mains shower, low flush wc, pedestal hand wash basin, extractor, radiator.

Flat 2:

Entrance

Entrance into Open Plan Kitchen / Lounge

Kitchen / Lounge

22' 4" x 15' 3" max (6.81m x 4.65m max)

Units at base and wall level, work top surface, oven, hob and cooker hood, stainless steel sink, space and plumbing for washing machine, double glazed windows, 2 x radiators.

Bedroom

12' 4" max x 11' 4" (3.76m max x 3.45m)

Double glazed windows, radiator.

En-Suite

Shower cubicle with mains shower, low flush wc, pedestal hand wash basin, radiator, secondary glazed window.

Flat 3:

Entrance

Entrance door to Open Plan Kitchen / Lounge.

Kitchen / Lounge

18' 9" x 11' 4" (5.71m x 3.45m)

Units at base and wall level, work top surface, oven, hob and cooker hood, stainless steel sink, space and plumbing for washing machine, wall mounted boiler, windows, radiator.

Bedroom

14' 8" exc. chimney breast x 11' 5" (4.47m exc. chimney breast x 3.48m)

Windows to front, radiator,

Shower Room

Corner shower cubicle with mains shower, low flush wc, pedestal hand wash basin, radiator, window.

Flat 4:

Entrance

Entrance door into entrance hall with doors off.

Lounge/Bedroom

12' x 12' 7" max (3.66m x 3.84m max)

Windows, radiator.

Shower Room

Shower cubicle with mains shower, low flush wc, pedestal hand wash basin, window, radiator.

Kitchen / Lounge

12' 4" exc. chimney breast x 12' 6" (3.76m exc. chimney breast x 3.81m)

Windows, units at base and wall level, work top surface, stainless steel sink, oven, hob and cooker hood, space and plumbing for washing machine, wall mounted boiler, radiator.

Bedroom

15' 5" max x 8' 4" (4.70m max x 2.54m)

Window, radiator.

Outside

The property has parking and gardens.

Agents Notes:

EPC's: Please be aware there are 4 separate EPC's , 1 for each Flat. They are as follows:

Flat 1: Currently 35 (F) / Potential 35 (F)

Flat 2: Currently 39 (E) / Potential 39 (E)

Flat 3: Currently 46 (E) / Potential 46 (E)

Flat 4: Currently 66 (D) / Potential 66 (D)



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Welcome to

Main Road, Parson Drove Wisbech

- Detached Period Property
- 3 x 1 bedroom flats, 1 x 2 bedroom flat
- Parking
- Gardens
- Investment Opportunity

Tenure: Freehold EPC Rating: D

£300,000



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Property Ref:
WSB126329 - 0006

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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Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Long Sutton. Continue along into Leverington Road and at the traffic lights turn left signposted Leverington & Parson Drove. Proceed along for approximately 2 miles along Leverington Common and take note of Else's furniture warehouse on your right hand side. Follow the road round to the right and continue along and head towards Parson Drove.



Please note the marker reflects the postcode not the actual property



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