



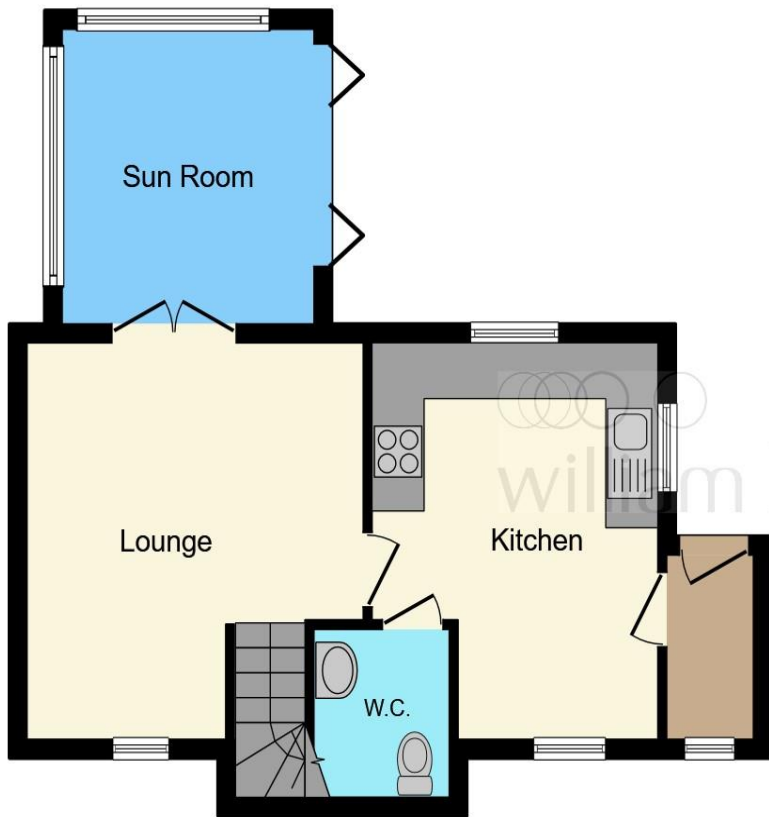
**Cattle Dyke, Gorefield Wisbech PE13 4NN**

## Welcome to

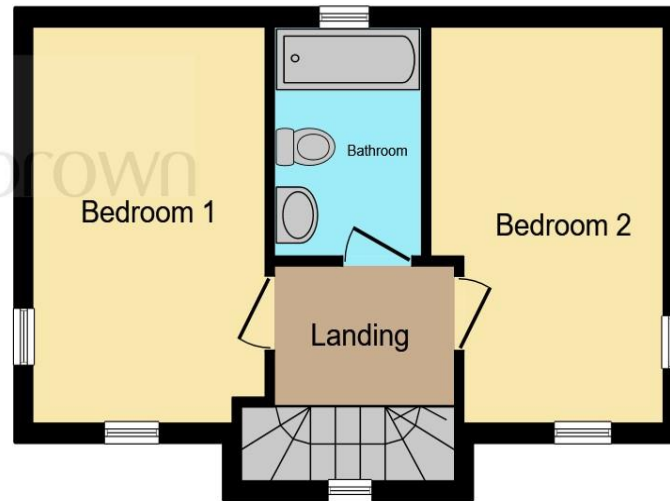
### Cattle Dyke, Gorefield Wisbech

CALLING ALL FIRST-TIME BUYERS! Situated in a non-estate, village location, this modern detached house provides well-proportioned accommodation throughout and would make an ideal first step on to the property ladder! With two double bedrooms and two reception rooms, the property also benefits from a downstairs cloakroom, PVCu double glazing and off-road parking.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Kitchen**

14' maximum x 10' 10" ( 4.27m maximum x 3.30m )

**Downstairs Cloakroom**

**Lounge**

14' x 12' 8" ( 4.27m x 3.86m )

**Sun Lounge**

11' x 9' 6" ( 3.35m x 2.90m )

**First Floor Landing**

**Bedroom One**

13' 11" x 8' 9" maximum ( 4.24m x 2.67m maximum )

**Bedroom Two**

13' 11" x 8' 9" ( 4.24m x 2.67m )

**Bathroom**

8' x 5' 6" ( 2.44m x 1.68m )

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](http://www.focalagent.com)

## Welcome to

### Cattle Dyke, Gorefield Wisbech

- Modern detached house
- Two double bedrooms
- Two reception rooms
- Non-estate village location
- Calling all First Time Buyers

Tenure: Freehold EPC Rating: B

offers in excess of

# £190,000

### Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Long Sutton. Proceed out of town and continue along taking note of ASDA on your left hand side. At the traffic lights turn left signposted Leverington & Parson Drove. Follow the road through the "S" bends and turn right signposted Leverington & Gorefield. Continue through the village of Leverington and head towards Gorefield. Upon entering Gorefield continue along and turn left into Cattle Dyke 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/WSB126322](http://williamhbrown.co.uk/Property/WSB126322)



Property Ref:  
WSB126322 - 0004

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