



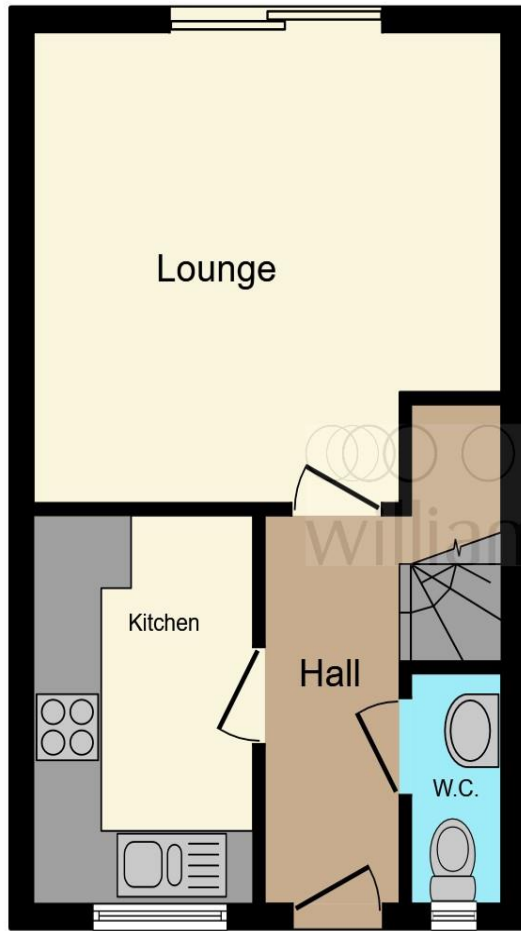
**Mikanda Close, Wisbech PE13 2TU**

## Welcome to

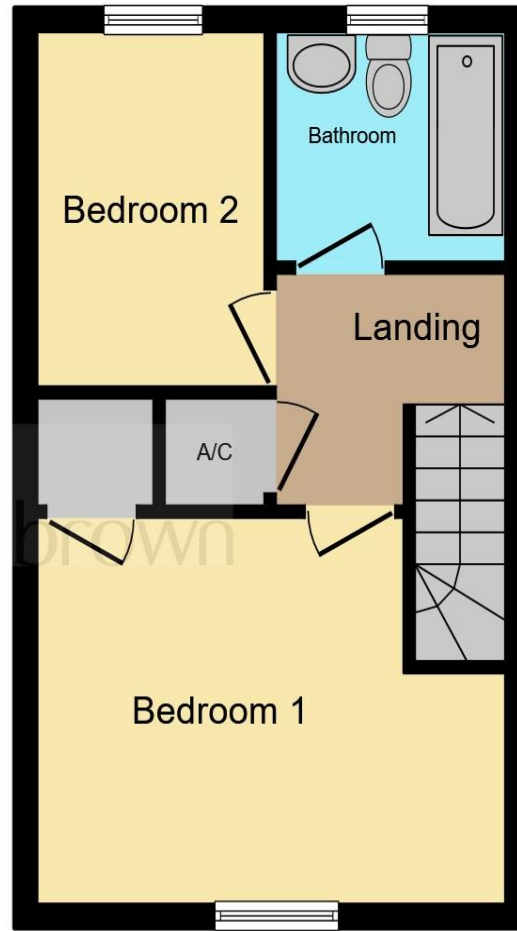
### Mikanda Close, Wisbech

Nestled down Mikanda Close, this charming two-bedroom home is perfect for first-time buyers, couples, or those looking to downsize. With a practical layout and modern outdoor space, this property offers comfort and convenience. The ground floor features a functional kitchen and an open-plan living room that's ideal for relaxing or entertaining. Double glass doors lead directly to the rear garden, a stylish and low-maintenance space with decking and decorative stones-perfect for summer evenings. A downstairs WC adds convenience to this well-designed home. Upstairs, you'll find two bedrooms, with the primary bedroom benefiting from a built-in cupboard for added storage. The family bathroom is conveniently located, completing the upper level. Outside, the property boasts two dedicated parking spaces for hassle-free living. Offering modern touches and a fantastic manageable outdoor area, this home combines practicality and style in a sought-after location.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Lounge**

13' 7" max x 12' 8" max ( 4.14m max x 3.86m max )

**Kitchen**

10' 5" x 6' 5" ( 3.17m x 1.96m )

**Downstairs Wc**

**First Floor Landing**

**Bedroom One**

10' 5" max x 13' 6" max ( 3.17m max x 4.11m max )

**Bedroom Two**

6' 7" x 9' 9" ( 2.01m x 2.97m )

**Bathroom**

**Outside**

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**

## **Mikanda Close, Wisbech**

- 2 Bedrooms
- Modern Rear Garden
- Open Plan Living Room
- Practical Kitchen
- Downstairs WC

Tenure: Freehold EPC Rating: C

# £160,000

### **Directions to this property:**

From the Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. At the fifth set of traffic lights turn right into Weasenham Lane. Continue along and take the third turning left into New Drove. Proceed along and take the second left turning into Harry's Way and turn left into Mikanda Close.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WSB120215 - 0003

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william h brown



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