

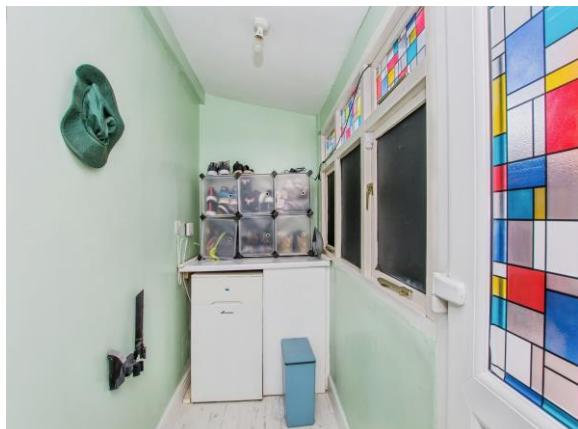
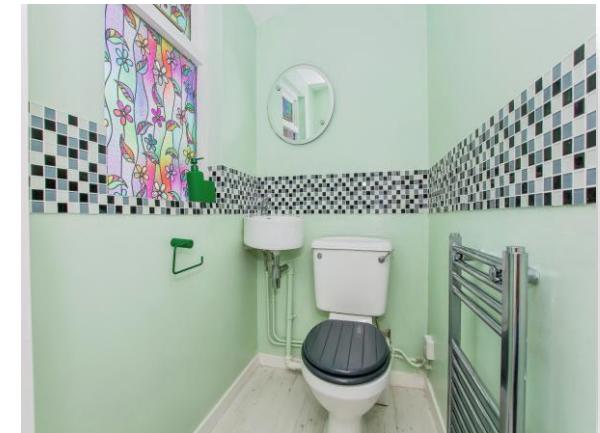


**Station Avenue, Murrow, Wisbech, PE13 4HE**

## Welcome to

### Station Avenue, Murrow Wisbech

Tucked away in the peaceful village of Murrow, this beautifully presented three-bedroom home offers space, style and seclusion - ideal for buyers seeking a non-estate lifestyle with generous outside space. Available to cash buyers only due to non-standard construction, the property boasts immaculate interiors throughout, including a refitted kitchen, refitted bathroom and a handy downstairs cloakroom. Inside, two spacious reception rooms provide flexible living and entertaining space, while outside, a generous garden and multi-vehicle off-road parking add to the appeal. This is a rare opportunity to secure a stylish, move-in ready home in a sought-after rural location with excellent access to local amenities.





**Ground Floor**



**First Floor**

**Front Porch**

**Entrance Hall**

**Lounge**

10' 8" excluding bay x 22' ( 3.25m excluding bay x 6.71m )

**Dining Room**

6' 11" x 11' 9" ( 2.11m x 3.58m )

**Kitchen**

15' x 8' 10" ( 4.57m x 2.69m )

**Side Lobby**

9' 9" x 3' 8" ( 2.97m x 1.12m )

**Downstairs Cloakroom**

**First Floor Landing**

**Bedroom One**

11' x 13' maximum ( 3.35m x 3.96m maximum )

**Bedroom Two**

11' x 9' 4" excluding wardrobes ( 3.35m x 2.84m excluding wardrobes )

**Bedroom Three**

6' 11" x 10' 1" into wardrobes ( 2.11m x 3.07m into wardrobes )

**Bathroom**

6' 9" x 5' 11" ( 2.06m x 1.80m )

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

### Station Avenue, Murrow Wisbech

- Established semi-detached house
- Non standard construction - CASH BUYERS ONLY
- Three bedrooms and two receptions
- Refitted kitchen and bathroom
- Generous plot

Tenure: Freehold EPC Rating: E

Council Tax Band: A

offers in the region of

**£180,000**

#### Directions to this property:

From Wisbech Freedom Bridge roundabout take the A1101 signposted Long Sutton. Proceed out of town to the second set of traffic lights and turn left signposted Leverington & Parson Drove following the road into Leverington Common. Proceed along to the junction following the road straight over heading towards Murrow. Upon entering Murrow follow the road round to the left, then right into Front Road. Proceed to the T-junction, turn left onto Murrow Bank, then second right into Station Avenue.



**view this property online** [williamhbrown.co.uk/Property/WSB127349](http://williamhbrown.co.uk/Property/WSB127349)

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.



Property Ref:  
WSB127349 - 0006

Please note the marker reflects the postcode not the actual property

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