



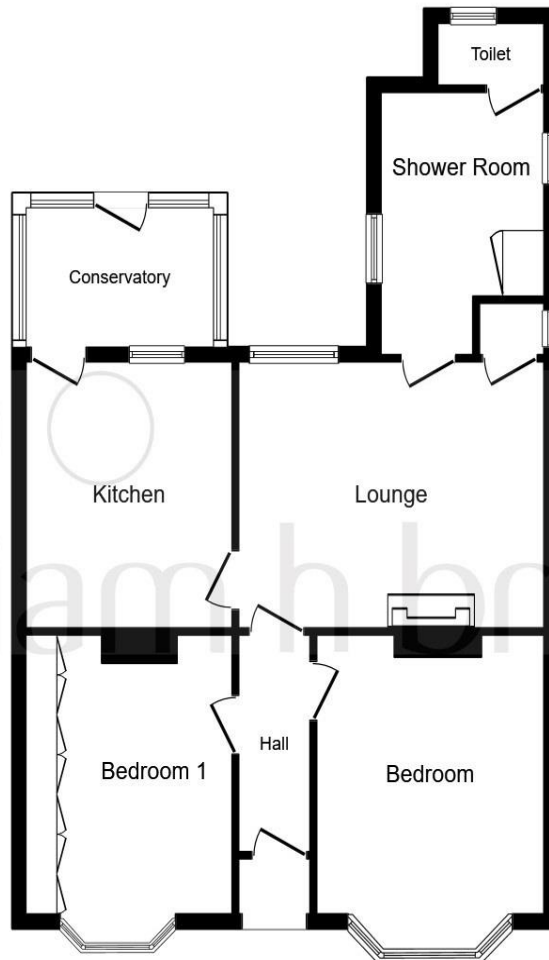
High Road, Wisbech St. Mary, Wisbech, PE13 4RA

welcome to

High Road

VILLAGE LIFE! Set in the heart of Wisbech St Mary and close to amenities is this detached bungalow in good condition which benefits from having new flooring and a newly fitted "Howdens" kitchen. The accommodation also includes a 14 ft lounge with pantry, large shower room, 2 bedrooms (with fitted furniture to bedroom one) and a conservatory that has a nice outlook onto the garden. Outside provides off road parking, a wooden garage, brick store, garden shed and a nice, long rear garden. Being sold with no upward chain - call today to arrange a viewing!





Floor Plan

Hallway

Lounge

14' 3" x 11' 10" (4.34m x 3.61m)

Kitchen

11' 10" x 9' 11" (3.61m x 3.02m)

Conservatory

8' 10" x 6' 2" (2.69m x 1.88m)

Bedroom One

13' 6" max inc bay window x 7' 11" plus fitted wardrobes
(4.11m max inc bay window x 2.41m plus fitted wardrobes)

Bedroom Two

13' 6" max x 10' 10" max
(4.11m max x 3.30m max)

Shower Room

11' 11" max x 7' 10" max
(3.63m max x 2.39m max)

welcome to

High Road

- Detached bungalow with 2 bedrooms
- Fantastic village location close to amenities
- Newly fitted kitchen
- Off road parking, garage & long garden
- No upward chain!

Tenure: Freehold EPC Rating: F

offers in excess of

£140,000



directions to this property:

From Wisbech Freedom Bridge roundabout, take the former A47, Nene Quay, signposted Peterborough to the first set of traffic lights and turn right over the bridge. Turn immediately left into North Brink and continue to the traffic lights. Turn left and continue along North Brink and follow the road round into Barton Road. Proceed to the village of Wisbech St Mary and continue along High Road where the property can be found on your right hand side. Look for our board!



Please note the marker reflects the postcode not the actual property

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Property Ref:
WSB117820 - 0009

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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