



8 WINCEBY CLOSE

WISBECH, PE14 0TG

£225,000
FREEHOLD

GUIDE PRICE £217500 TO £227500

Welcome to this stunning detached house located in the desirable Winceby Close, Wisbech. This immaculately presented property boasts a modern interior, perfect for those looking for a stylish and comfortable living space.

As you step inside, you are greeted by a spacious reception room, ideal for entertaining guests or simply relaxing with your loved ones. The property features two well-proportioned bedrooms, providing ample space for a small family or guests.

With two bathrooms, including a convenient downstairs shower room, you'll never have to worry about queuing for the bathroom in the morning rush. The single garage offers secure parking for your vehicle, complementing the additional parking

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- Unique plot, with extra land to side
- Immaculately presented
- Two double bedrooms
- Single Garage
- Enclosed Rear Garden
- Popular Location
- Close to local services
- Gas Central Heating
- Ample Parking
- Call Today



Summary

Welcome to this stunning detached house located in the desirable Winceby Close, Wisbech. This immaculately presented property boasts a modern interior, perfect for those looking for a stylish and comfortable living space.

As you step inside, you are greeted by a spacious reception room, ideal for entertaining guests or simply relaxing with your loved ones. The property features two well-proportioned bedrooms, providing ample space for a small family or guests.

With two bathrooms, including a convenient downstairs shower room, you'll never have to worry about queuing for the bathroom in the morning rush. The single garage offers secure parking for your vehicle, complementing the additional parking space for up to three more cars - perfect for those with multiple vehicles or visitors.

Built in 2014, this house offers a contemporary living experience with a generous plot size, allowing for potential extensions or landscaping to create your dream outdoor space. The large plot size also provides privacy and a sense of tranquillity in this bustling neighbourhood.

Don't miss the opportunity to make this house your home and enjoy the convenience of modern living in a

prime location. Contact us today to arrange a viewing and take the first step towards owning this beautiful property in Wisbech.

Lounge

Window to front, double door, door to:

Hallway

Storage cupboard, stairs, door to:

Shower Room

Kitchen/Diner

Window to front, double door, door to:

Garage

Up and over door, door.

Bedroom 2

Box window to front, door to:

Bathroom

Window to front.

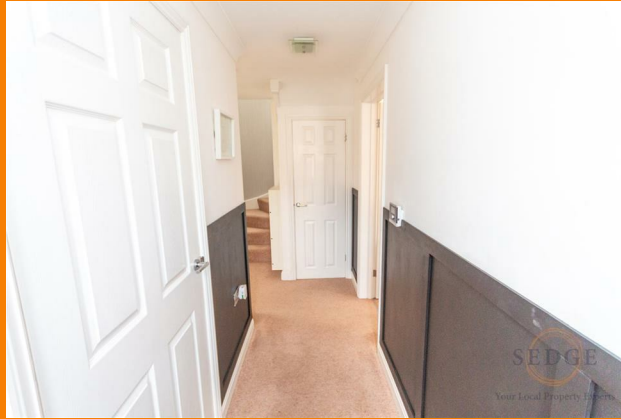
Landing

Window to rear, Storage cupboard, door to:

Bedroom 1

Box window to front, twoStorage cupboard, door, two double doors.

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SEDGE

Your Local Property Experts



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ADDITIONAL INFORMATION

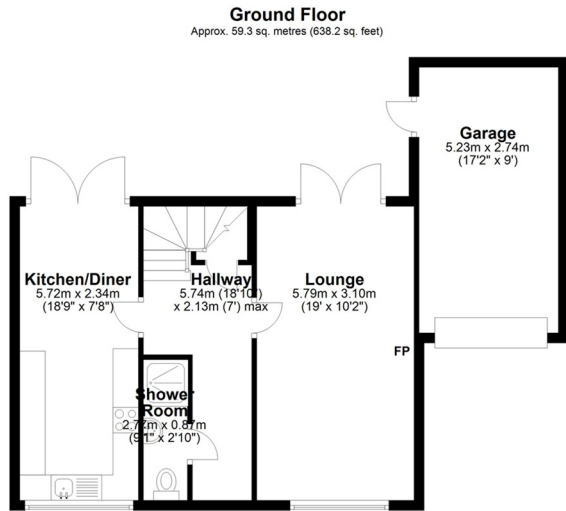
Local Authority – Fenland

Council Tax – Band B

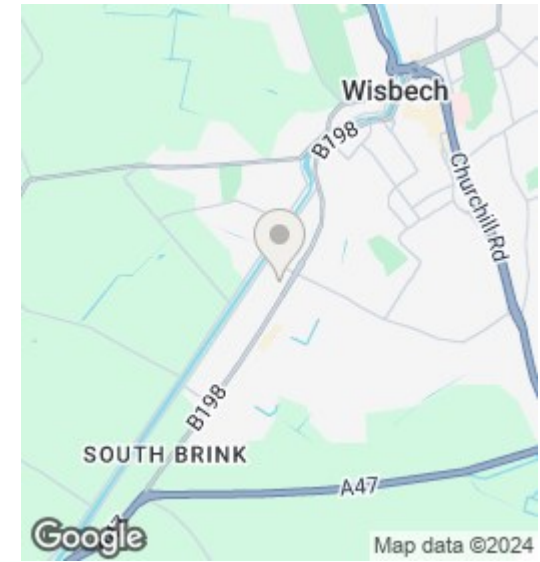
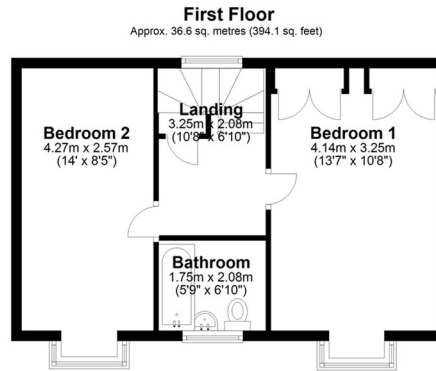
Viewings – By Appointment Only

Floor Area – 775.01 sq ft

Tenure – Freehold



Total area: approx. 95.9 sq. metres (1032.3 sq. feet)
8 wince



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	75	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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