



The Row, Main Road, Three Holes, Wisbech, PE14 9JR

welcome to

The Row, Main Road, Three Holes, Wisbech

A fantastic opportunity to purchase this deceptively spacious mid-terraced cottage, set within the quiet village of Three Holes. This charming home boasts an open plan lounge/diner, modern kitchen & comfortable bedrooms, plus a generous rear garden & outbuilding. Must be seen!



Accommodation:

Lounge

17' 8" x 13' 3" (5.38m x 4.04m)

Door to the front. Double-glazed window to the front. Opening to:

Dining Room

8' 8" x 13' 2" (2.64m x 4.01m)

Stairs leading to the first floor landing.

Kitchen

8' 7" x 6' 4" (2.62m x 1.93m)

This modern, galley-style kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, a low-level electric oven & an electric hob with stainless steel cooker hood over. There is also space for a fridge/freezer, as well as space & plumbing for a washing machine. Double-glazed window to the rear. Double-glazed door to the rear leading to the rear garden.

Bathroom

Fitted with WC, wash hand basin & bath with shower over. Heated towel rail. Double-glazed window to the rear.

First Floor Landing

Double-glazed window to the rear.

Bedroom One

13' 4" x 12' (4.06m x 3.66m)

Double-glazed window to the front.

Bedroom Two

9' x 10' 2" (2.74m x 3.10m)

Double-glazed window to the rear.

Outside

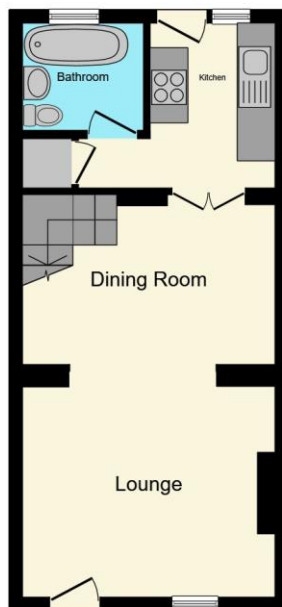
Outside, the rear garden is fully enclosed by timber fencing & is mainly laid to lawn, alongside a paved pathway, greenhouse & garden shed. A brick-built outbuilding can be accessed from the kitchen, and is ideal for additional storage space.

Agents Note

Heating to the property is served by electric heating. Please contact the branch for more details if required.

There is an existing Right of Way at the property, please enquire with the branch for further details.

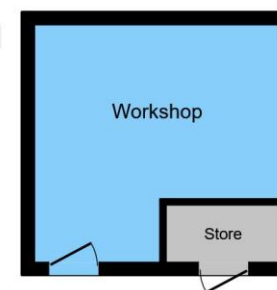
Please note that there is asbestos within the outbuilding.



Ground Floor



First Floor



Outbuilding

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



view this property online williamhbrown.co.uk/Property/DHM112073



welcome to

The Row, Main Road, Three Holes, Wisbech

- Two bedroom cottage
- Open plan lounge/dining area
- Modern kitchen
- Generous rear garden
- Outbuilding

Tenure: Freehold EPC Rating: E
Council Tax Band: A

£145,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DHM112073



Property Ref:
DHM112073 - 0007

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01366 387638



DownhamMarket@williamhbrown.co.uk



2 Market Place, DOWNHAM MARKET, Norfolk,
PE38 9DE



williamhbrown.co.uk