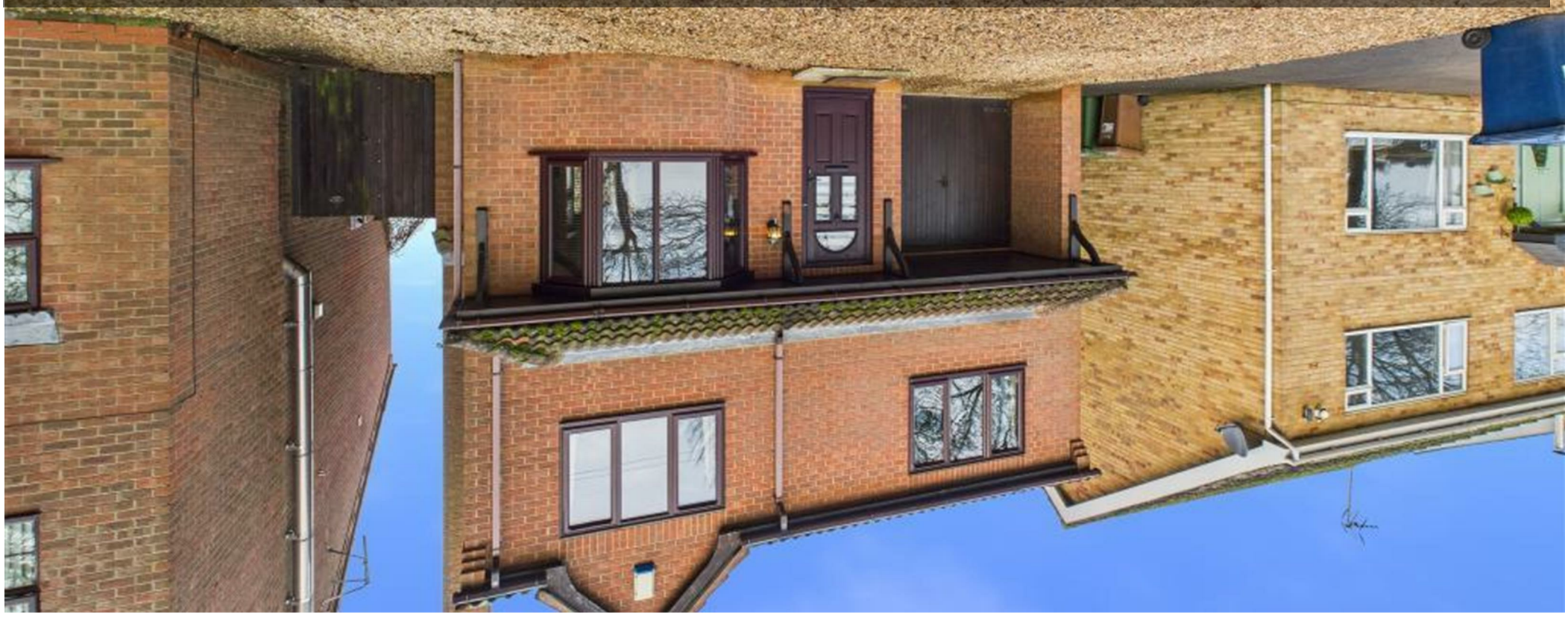


The Bank

Parson Drove, Wisbech, PE13 4JD

£325,000 - Freehold, Tax Band - C

4 2 2 D

Floor Plan



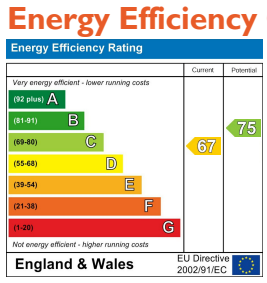
Area Map



Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

The Bank

Parson Drove, Wisbech, PE13 4JD

Immaculately presented detached family home set within the popular semi-rural village of Parson Drove, conveniently close to local amenities. Offering generous living space, four double bedrooms including a principal suite with ensuite, and a high-quality family bathroom. Outside features include ample parking, a garage and a substantial, mature east-facing garden with patio and tranquil pond. An ideal blend of village living and everyday convenience.

Situated in the heart of the popular semi-rural village of Parson Drove, near Wisbech, this immaculately presented detached family home combines countryside charm with the convenience of excellent local amenities. Schools, shops, a church, public house and post office are all close at hand, making this an ideal setting for families and those seeking a well-connected village lifestyle. The property makes an immediate impression with its spacious and welcoming entrance hall. The beautifully presented living room features a log-burning stove, creating a warm and inviting focal point, while double doors open into a separate dining room, perfect for entertaining and family gatherings. The fitted kitchen and breakfast room is both stylish and practical, offering an excellent space for everyday living. Upstairs, a generous galleried landing leads to four well-proportioned double bedrooms. The impressive principal bedroom benefits from two built-in wardrobes and a private ensuite, while the family bathroom is finished to a high standard with a luxurious four-piece suite. Outside, the home continues to impress. A gravel driveway provides parking for up to three vehicles and leads to a good-sized garage. To the rear, gated access opens into a delightful, substantial east-facing garden. Beautifully maintained and mature, it features established trees and borders, a terraced patio ideal for outdoor dining, and steps leading down to a tranquil koi pond, creating a peaceful and private outdoor haven.

Entrance Hall
8.24 x 1.02 (27'0" x 3'4")

Living Room
4.45 x 3.34 (14'7" x 10'11")

Dining Room
3.08 x 3.34 (10'1" x 10'11")

WC
0.98 x 2.55 (3'2" x 8'4")

Kitchen
3.28 x 3.65 (10'9" x 11'11")

Landing
4.08 x 1.53 (13'4" x 5'0")

Entrance To Master Bedroom
1.31 x 1.02 (4'3" x 3'4")

Master Bedroom
3.06 x 2.96 (10'0" x 9'8")

En-Suite to Master Bedroom
1.18 x 2.51 (3'10" x 8'2")

Bedroom Two
2.89 x 3.91 (9'5" x 12'9")

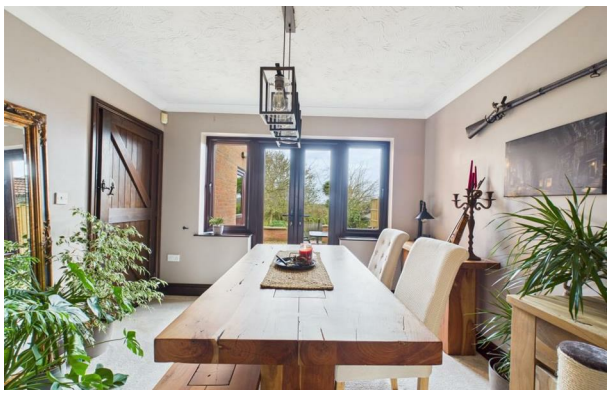
Bedroom Three
2.97 x 3.32 (9'8" x 10'10")

Bathroom
2.63 x 1.99 (8'7" x 6'6")



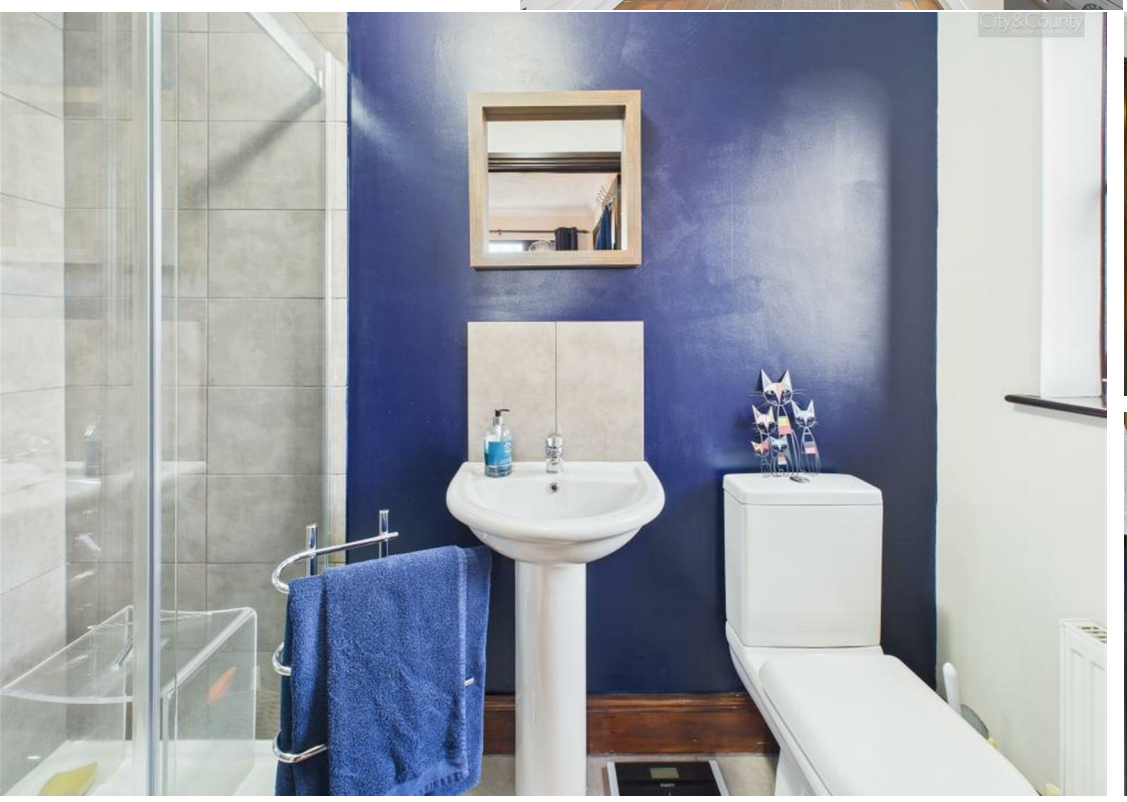




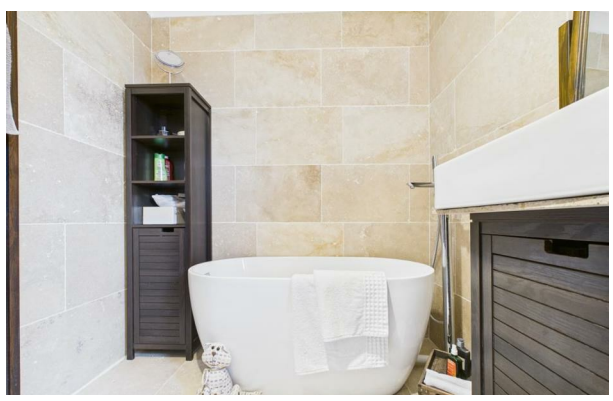












Bedroom Four
2.35 x 3.09 (7'8" x 10'1")

Garage
5.08 x 2.49 (16'7" x 8'2")

EPC - D
67/75

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Garage, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Cesspit
Heating: Oil
Internet connection: Fixed Wireless
Internet Speed: up to 2000Mbps
Mobile Coverage: TBC

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





