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7 DAYS

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OVER 1000 OFFICES



**192 LYNN ROAD
WISBECH
PE13 3EB**

THE PROPERTY: A MAGNIFICENT 1930s ARTDECO HOUSE ON A MAGNIFICENT PLOT WITH HUGE POTENTIAL AND IN NEED OF CARE & ATTENTION * FOUR BEDS * TWO HUGE RECEPTION ROOMS! * LOVELY GARDENS TO REAR * AN OPPORTUNITY TO OWN A PROPERTY OF GREAT CHARACTER & CHARM!

THE PRICE: £299,995 **FREEHOLD EPC BAND D** **REF.9098**

SELLING? FREE, FREE, VALUATIONS!



For your own peace of mind, always have an independent survey,
and always test all systems and appliances!
Items displayed in photographs may not necessarily be included.



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COUNCIL TAX: BAND D FENLAND DISTRICT COUNCIL

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE PORCH: With tiled floor & light.

RECEPTION ROOM 1: 17' 7" (max) x 11' 5" (max) with turned stairway off, built in cloaks cupboard, built in understairs cupboard, feature brick fireplace.

RECEPTION ROOM 2: 27' 6" (max) x 17' 7" (max) With feature archways, feature marble fireplace & surround, serving hatch, part wood flooring, doors to rear garden.

KITCHEN/BREAKFAST ROOM:

20' 6" (max) x 11' 11" (max) 'L' shaped with preparation surfaces with drawers & cupboards under, inset stainless steel single drainer sink unit with mixer tap & cupboards under, range of wall cupboards, part tiled walls.

LEAN-TO UTILITY: 21' (max) x 4' 7" (max) With plumbing for washing machine & separate W.C.

FIRST FLOOR:

LANDING: With built in cupboard housing Ideal gas fired central heating boiler.

BATHROOM/W.C.: With corner bath with mixer tap & shower attachment, low level W.C., pedestal wash basin, quadrant shower cubicle with thermostatic shower and tiled walls, extractor fan.

BEDROOM NO 1: 13' 11" (max) x 12' 2" (max).

BEDROOM NO 2: 12' (max) x 12' 9" (max).

BEDROOM NO 3: 10' 11" (max) x 10' 3" (max).

BEDROOM NO 4: 11' 7" (max) x 7' 7" (max).

OUTSIDE: **BRICK OUTBUILDINGS/STORE 19' (max) x 4' 11" (max) : COLD WATER TAP**

GARDENS: To front down to shingle with an off road parking area and a concrete pathway to the front entrance door.
Large, enclosed gardens to rear mainly down to grass with a paved patio area and a concrete pathway.



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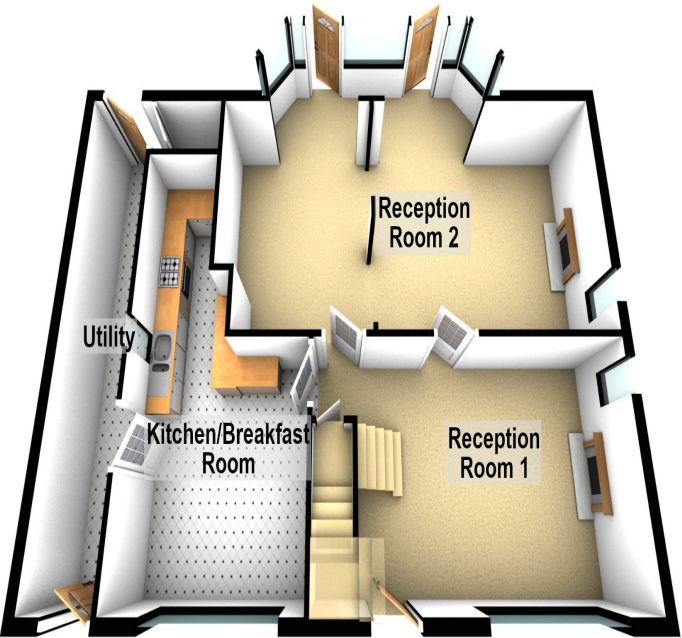
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Ground Floor



First Floor

