





Manor Drive, Terrington St. John WISBECH PE14 7TB

william h brown

Welcome to

Manor Drive, Terrington St. John WISBECH

Upon entering the property, you are welcomed by a spacious lounge filled with natural light, creating a warm & inviting atmosphere ideal for both relaxing & entertaining. The recently fitted kitchen/diner forms the heart of the home, offering ample storage, generous workspace, & plenty of room for family dining & social occasions. Designed with modern living in mind, it provides an excellent space for everyday life. Upstairs are three well-proportioned bedrooms, offering flexible accommodation to suit a range of needs, including family living, home working, or guest space. Externally, the property occupies a generous plot with ample outdoor space to enjoy & benefits from off-road parking for added convenience. Situated on Manor Drive in the popular village of Terrington St John, the property enjoys a desirable setting with easy access to local amenities. The village offers a primary school, convenience stores, recreational facilities, & a strong community feel. Nearby Wisbech provides a wider selection of shopping, dining, & leisure amenities, while excellent road links offer convenient access to King's Lynn, March, & Peterborough, making the location ideal for families & commuters alike. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



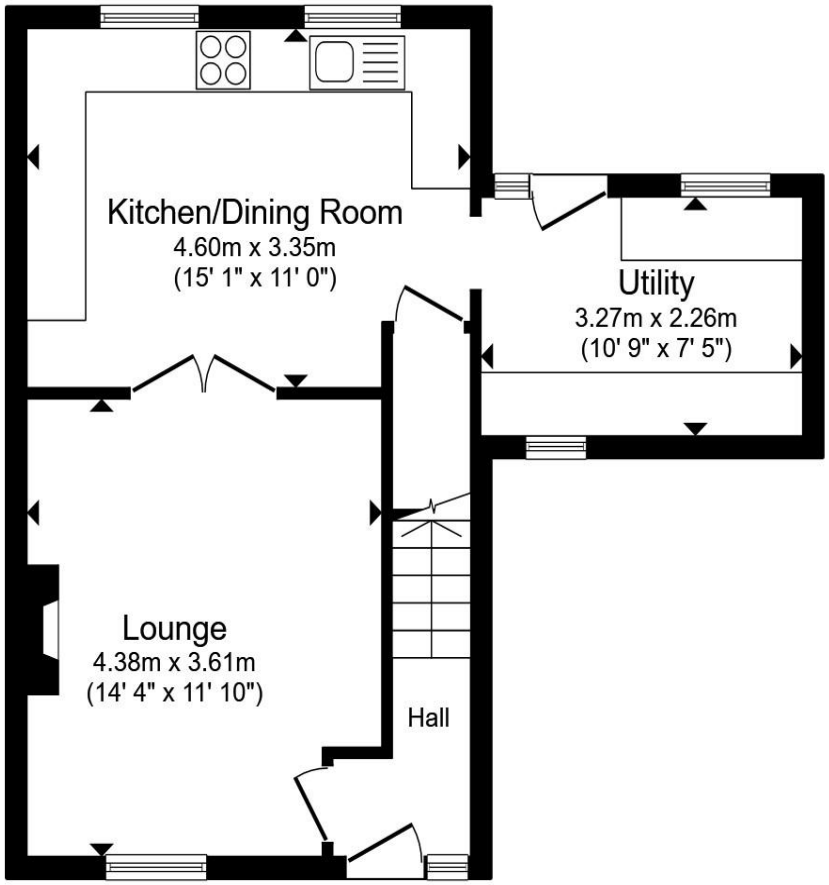




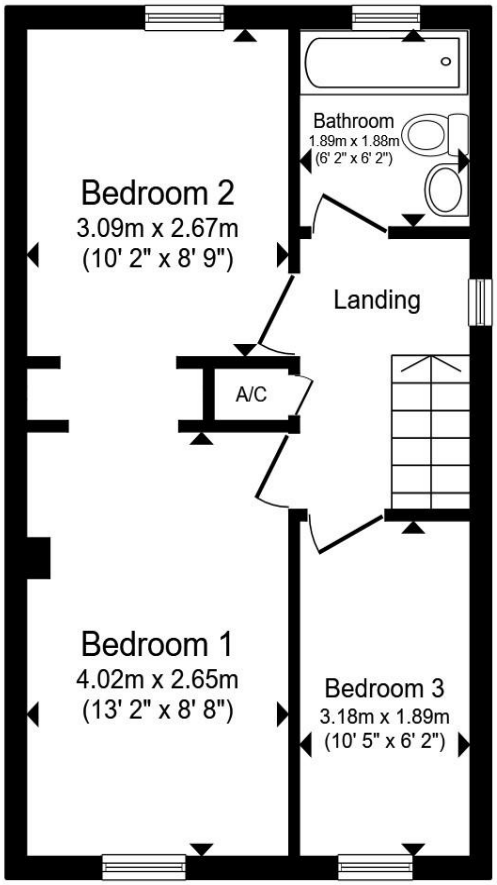








Ground Floor



First Floor

Total floor area 78.2 m² (842 sq.ft.) approx

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.propertybox.io

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Entrance Hall

Lounge

Kitchen / Dining Room

Utility

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Agents Note:

There is no Heating to the property. Please contact the branch for more details.
The seller has advised that asbestos is present in the roof of the shed. Please make all necessary enquiries to satisfy yourself in this regard.

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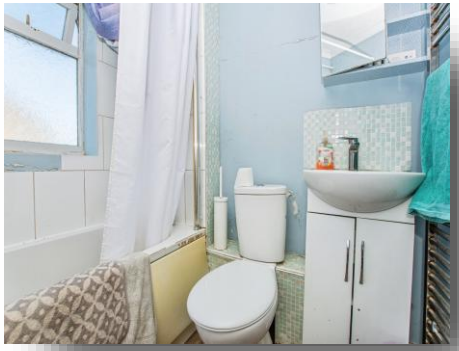
Manor Drive, Terrington St. John WISBECH

- THREE BEDROOMS
- SEMI DETACHED
- NO CHAIN
- SIZEABLE PLOT
- PARKING

Tenure: Freehold EPC Rating: G
Council Tax Band: B

offers over

£180,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128902

The Property Ombudsman

Property Ref:
WSB128902 - 0003

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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