

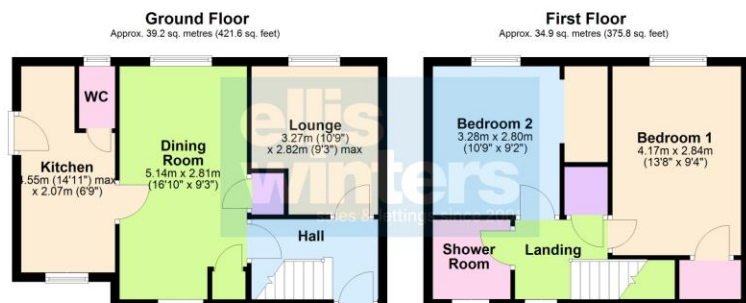
# £160,000

4 Waverley Close, Guyhirn, PE13 4EF



To arrange a viewing call us now on 01354 701000

Situated in a popular village location with excellent access to March, Peterborough and Wisbech, this spacious home is offered to the market with no onward chain! The property features a generous lounge, separate dining room, fitted kitchen and ground floor WC, while upstairs offers two double bedrooms and a modern shower room. Outside, the property benefits from a generous south facing rear garden and offers potential for off road parking (subject to the necessary permissions.) An ideal first time purchase or investment opportunity! EPC E



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### Shower Room

Fully tiled and fitted with a three piece suite comprising shower cubicle, wash hand basin and WC, window to front.

### Outside

The front garden is laid to lawn but could easily facilitate off road parking with necessary permissions. The south facing rear garden is laid mainly to lawn with pond and garden shed.

### Freehold

Council tax band A

The property is on mains drains and oil central heating.

### Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £40 plus VAT per transaction (£48 inc VAT), payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

### Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.



### Ground Floor

#### Hall

Radiator, stairs to first floor and landing.

#### Lounge

3.27m (10'9") x 2.82m (9'3") max  
Window to rear, radiator.



#### Dining Room

5.14m (16'10") x 2.81m (9'3")  
Window to front and rear, two storage cupboards, radiator.

#### Kitchen

4.55m (14'11") max x 2.07m (6'9")  
Wall and base units, sink unit, space for washing machine, window to front, door to side.



#### WC

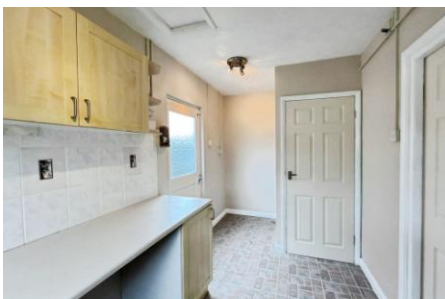
Fitted with WC, window to rear.

#### First Floor & Landing

Window to front, access to loft with lighting, cupboard.

#### Bedroom 1

4.17m (13'8") x 2.84m (9'4")  
Window to rear, radiator, storage cupboard.



#### Bedroom 2

3.28m (10'9") x 2.80m (9'2")  
Window to rear, radiator, recessed wardrobe.

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