

Guide Price

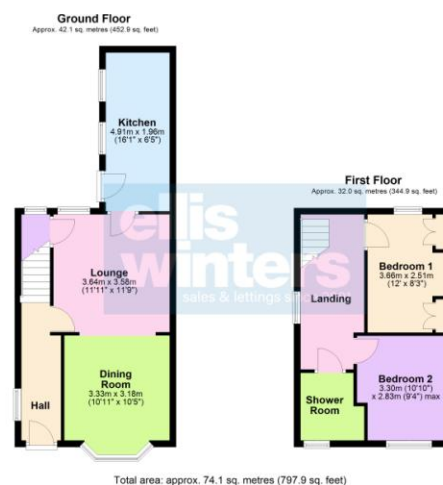
**£180,000 - £190,000**

51 Stow Road, Wisbech, PE13 3TH



**To arrange a viewing call us now on 01354 701000**

Guide Price £180,000 - £190,000.  
Perfect first time purchase! This semi-detached house is very well presented, downstairs boasts a lounge with feature fireplace, dining room with bay window, well fitted kitchen, whilst upstairs offers two double bedrooms and a modern shower room. Externally there is a beautiful south east facing garden, off road parking and a garage/workshop! EPC D



Guide Price

**£180,000- £190,000**

51 Stow Road, Wisbech, PE13 3TH



**Entrance Hall**

Upvc front door, radiator, laminate flooring, window to side and stairs to first floor.

**Lounge**

3.64m (11'3") x 3.58m (11'8")

Window to rear, feature fireplace with mantle and surround, storage cupboard housing combi boiler system with window to rear.

**Dining Room**

3.33m (10'11") x max into bay 3.94m (12'11")

Bay window to front, radiator.



**Kitchen**

4.91m (16'1") x 1.96m (6'5")

Fitted with wall and base units with tiled splashbacks, stainless steel sink with drainer, two windows to side, space for cooker, space for washing machine and fridge/freezer, radiator, breakfast bar area, loft access.

**Landing**

Doors to all rooms, window to side, laminate flooring, loft access.



**Bedroom 1**

3.30m (10'9") x 2.83m (9'3") min

Window to front, radiator.

**Bedroom 2**

3.65m (11'11") x 2.51m (8'2")

Window to rear, radiator, fitted storage cupboards to one wall.



**Shower Room**

Fitted with a three piece suite comprising enclosed shower cubicle with shower screen, pedestal wash hand basin and WC, window to rear. There is a heated towel rail, tiled flooring and walls.



**Outside**

The front garden is enclosed and has a gate leading to the front door and then a side gate to the rear garden. The south east facing rear garden has a small decked seating area from the kitchen door and then there is a pathway leading to the garage with several gravelled areas, raised beds and several plants trees and shrubs, there is a garden shed and a greenhouse. At the rear of the garden is the garage/workshop 4.77m x 4.89m which has an up and over door to the rear and courtesy door to the garden.

**Freehold**

Council tax band A

**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 £66.67 plus VAT per transaction (£80 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.

Ellis Winters also provides professional Lettings, Property Management, Estate Management and Block Management services. Whether you are considering renting your property to support your next move, exploring buy-to-let opportunities, seeking a review of your existing portfolio, or looking for expert management support, our experienced team is on hand to assist. Please contact us using the details above to discuss your requirements.

ellis winters 52 High Street, March, Cambridgeshire, PE15 9JR

Tel: 01354 701000 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)

**ellis winters**  
sales & lettings since 2001

