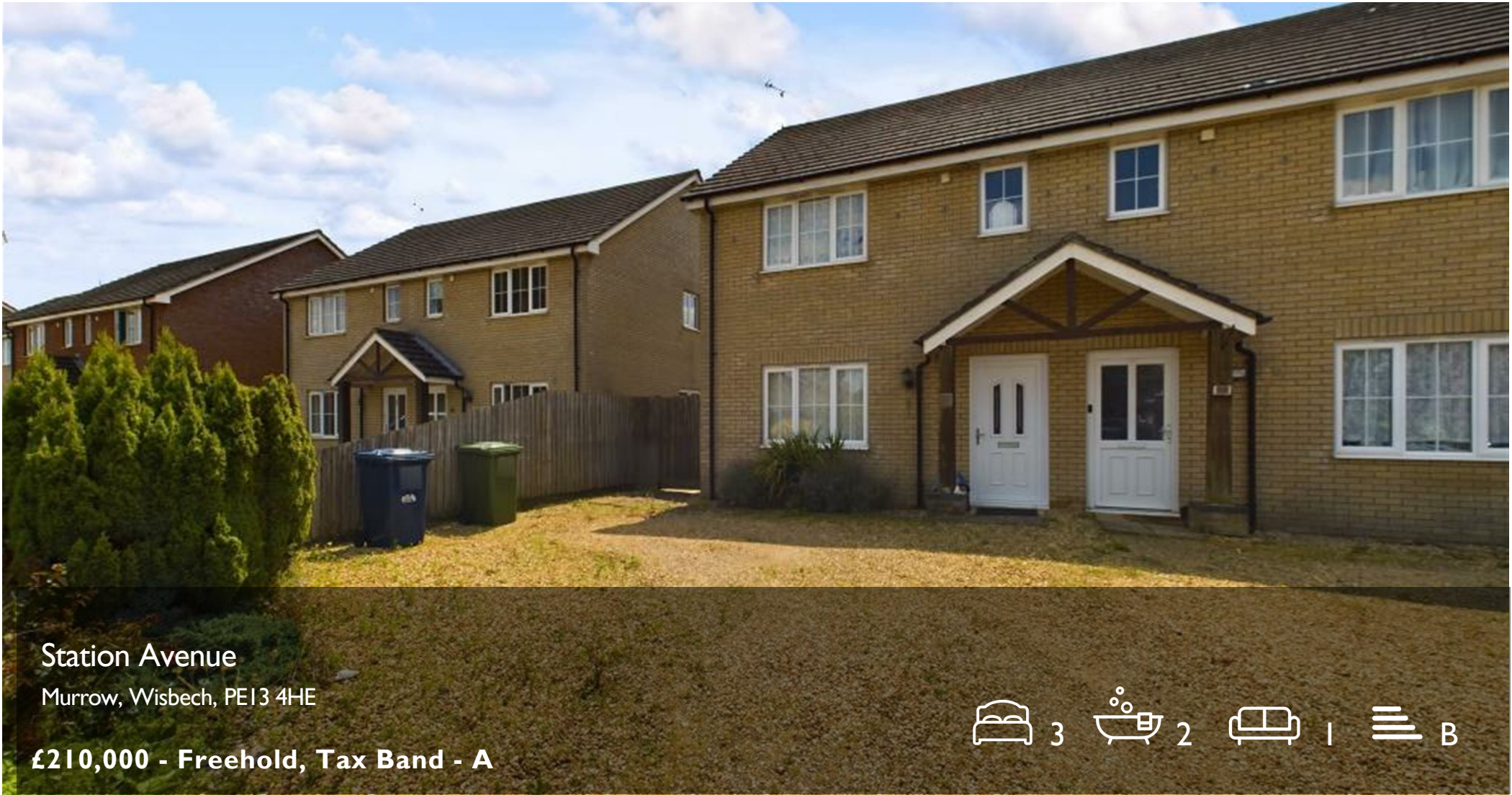




Station Avenue
Murrow, Wisbech, PE13 4HE

£210,000 - Freehold, Tax Band - A

3 2 1 B

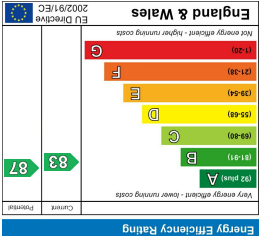
Floor Plan



Area Map



Energy Efficiency Graph



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.

Viewing

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 guarantees. 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 licensing 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.

Station Avenue

Murrow, Wisbech, PE13 4HE

A well-presented, modern three-bedroom family home in the village of Murrow, with a large enclosed garden backing onto open fields. The accommodation includes a modern kitchen/diner, an air-conditioned living room, a garden room with an insulated roof, an en-suite to the main bedroom and off-street parking for two or more vehicles. Solar panel battery storage is also available by separate negotiation.

We are pleased to offer for sale this modern family home in the popular village of Murrow. The A47 gives easy access to Peterborough, Wisbech and King's Lynn, and a public house and convenience store are within walking distance. A GP surgery and pharmacy are a short distance away in neighbouring Parson Drove. The entrance hall leads to the living room, which benefits from air conditioning, and to the modern kitchen/diner. A downstairs cloakroom and a versatile garden room with an insulated roof complete the ground floor, making it a comfortable space to use all year round. Upstairs there are three bedrooms, including a main bedroom with its own en-suite. The family shower room has a newly fitted shower and could easily be converted back to a bathroom if preferred. Outside, the gravelled driveway to the front provides parking for two or more vehicles. To the rear is a large enclosed garden with open field views. The property has leased solar panels, which help to reduce running costs, and solar panel battery storage is available by separate negotiation.

Entrance Hall
1.83 x 1.28 (6'0" x 4'2")

Living Room
4.93 x 4.04 (16'2" x 13'3")

Kitchen/Diner
3.00 x 5.12 (9'10" x 16'9")

WC
1.58 x 0.93 (5'2" x 3'0")

Garden Room
2.88 x 2.90 (9'5" x 9'6")

Landing
2.10 x 3.57 (6'10" x 11'8")

Master Bedroom
2.65 x 3.38 (8'8" x 11'1")

En-Suite To Master Bedroom
2.10 x 1.64 (6'10" x 5'4")

Bathroom
2.16 x 1.83 (7'1" x 6'0")

Bedroom Two
3.01 x 2.55 (9'10" x 8'4")

Bedroom Three
2.51 x 2.46 (8'2" x 8'0")

EPC - B
83/87

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 (answer yes if there are restrictions, eg does not allow pets): 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: Driveway Private, Off Street Parking
Solar Panels: Yes - Leased
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Oil
Internet connection: TBC
Internet Speed: TBC
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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

