

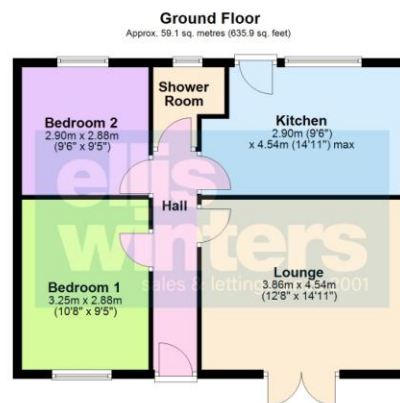
# £150,000

2 Upwell Road, Christchurch, PE14 9LF



To arrange a viewing call us now on 01354 701000

Located in the heart of the village and offering access to March, Wisbech and Downham Market this bungalow has so much potential. Accommodation comprises good size lounge, kitchen opening onto garden, two double bedrooms and shower room. Outside there is parking and garden with brick built store. EPC D



Total area: approx. 59.1 sq. metres (635.9 sq. feet)

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**Hall**  
Electric heater, cupboard.



**Lounge**  
4.54m (14'11") x 3.86m (12'8")  
Two electric heaters, double doors opening to front garden.

**Kitchen**  
4.54m (14'11") max x 2.90m (9'6")  
Fitted with wall and base units with electric cooker point, space for washing machine, sink unit, airing cupboard with tank and shelving, window to rear, door to garden.



**Bedroom 1**  
3.25m (10'8") x 2.88m (9'5")  
Window to front, electric heater.

**Bedroom 2**  
2.90m (9'6") x 2.88m (9'5")  
Window to rear, electric heater.

**Shower Room**  
Fitted with a three piece suite comprising shower, wash hand basin and WC, window to rear.



**Outside**  
The front garden is laid mainly to lawn whilst at the rear there is patio and vegetable garden with brick built store which is fitted with light and power, water supply.

**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

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