



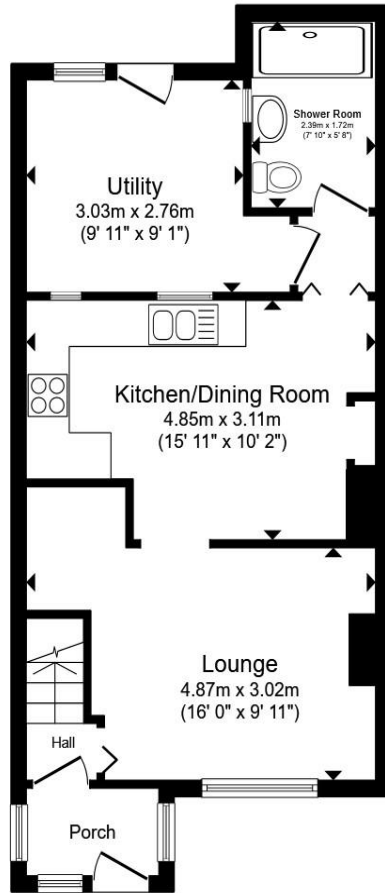
**New Drove, Wisbech PE13 2RZ**

## Welcome to

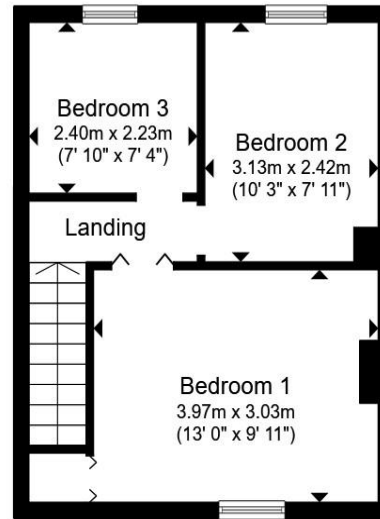
## New Drove, Wisbech

Ideal first time or investment purchase... The ground floor comprises a welcoming entrance porch leading into the hallway then lounge, there is a well proportioned Kitchen diner ideal for family living, a separate utility space to the rear with access into the garden and the added benefit of a modern downstairs shower room. To the first floor there are three bedrooms. Externally the property boasts off road parking to the front and a generous rear garden. Conveniently located close to local amenities, schools and shops this property must be viewed to appreciate.





**Ground Floor**



**First Floor**

**Porch**

**Lounge**

**Kitchen Diner**

**Rear Lobby**

**Shower Room**

**Utility**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Agents Note:**

'There is a easement on the title, There is a shared path given access to the rear of the property'

Total floor area 78.2 m<sup>2</sup> (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](http://www.propertybox.io)

## Welcome to

## New Drove, Wisbech

- Three Bedroom House
- Off Road Parking
- Close to Schools and Amenities
- Kitchen Diner
- Utility Room
- Generous Rear Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers in excess of

# £150,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB128117](https://www.williamhbrown.co.uk/Property/WSB128117)



Property Ref:  
WSB128117 - 0005

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