



Station Avenue, Murrow, Wisbech, PE13 4HE

Welcome to

Station Avenue, Murrow, Wisbech

Tucked away in the peaceful village of Murrow, this beautifully presented three-bedroom home offers space, style and seclusion - ideal for buyers seeking a non-estate lifestyle with generous outside space. Available to cash buyers only due to non-standard construction, the property boasts immaculate interiors throughout, including a refitted kitchen, refitted bathroom and a handy downstairs cloakroom. Inside, two spacious reception rooms provide flexible living and entertaining space, while outside, a generous garden and multi-vehicle off-road parking add to the appeal. This is a rare opportunity to secure a stylish, move-in ready home in a sought-after rural location with excellent access to local amenities.





Ground Floor



First Floor

Front Porch

Entrance Hall

Lounge

10' 8" excluding bay x 22' (3.25m excluding bay x 6.71m)

Dining Room

6' 11" x 11' 9" (2.11m x 3.58m)

Kitchen

15' x 8' 10" (4.57m x 2.69m)

Side Lobby

9' 9" x 3' 8" (2.97m x 1.12m)

Downstairs Cloakroom

First Floor Landing

Bedroom One

11' x 13' maximum (3.35m x 3.96m maximum)

Bedroom Two

11' x 9' 4" excluding wardrobes (3.35m x 2.84m excluding wardrobes)

Bedroom Three

6' 11" x 10' 1" into wardrobes (2.11m x 3.07m into wardrobes)

Bathroom

6' 9" x 5' 11" (2.06m x 1.80m)

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.focalagent.com

Welcome to

Station Avenue, Murrow Wisbech

- Established semi-detached house
- Non standard construction - CASH BUYERS ONLY
- Three bedrooms and two receptions
- Refitted kitchen and bathroom
- Generous plot

Tenure: Freehold EPC Rating: E
Council Tax Band: A

offers in the region of

£180,000



Directions to this property:

From Wisbech Freedom Bridge roundabout take the A1101 signposted Long Sutton. Proceed out of town to the second set of traffic lights and turn left signposted Leverington & Parson Drove following the road into Leverington Common. Proceed along to the junction following the road straight over heading towards Murrow. Upon entering Murrow follow the road round to the left, then right into Front Road. Proceed to the T-junction, turn left onto Murrow Bank, then second right into Station Avenue.



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/WSB127349



Property Ref:
WSB127349 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01945 464451



Wisbech@williambrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williambrown.co.uk