

EST 1770



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## 55 Sayers Crescent, Wisbech St Mary PE13 4AS

**£180,000 Freehold**

- Modern Semi-Detached House
- Two Bedrooms
- Upstairs Bathroom & Downstairs Cloakroom
- Enclosed Gardens
- Internal Viewing Recommended!

Modern (2016) 2 bedroom semi detached house in a popular village cul-de-sac close to nearby school & amenities offering lounge, kitchen/diner, downstairs cloakroom, upstairs bathroom, enclosed garden, off road parking, upvc double glazing & LPG central heating. Internal viewing recommended!

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**ACCOMMODATION COMPRISES:** Porch canopy over upvc double glazed front entrance door into:

**HALLWAY:** Tiled floor.

**LOUNGE:** 13'4 x 9'6 (4.06m x 2.91m) min  
Upvc double glazed French doors with side windows to the rear.  
Radiator. Stairs to the first floor.

**KITCHEN/DINER:**

12'10 x 8'8 (3.93m x 2.65m) min – excludng bay  
Dual aspect with upvc double glazed bay window to the front plus upvc double glazed window to the rear. Fitted modern base units with work tops over and matching wall units. Integrated oven, hob, extractor and dishwasher. Inset sink and drainer with mixer tap. Space for fridge/freezer and washing machine. Tiled splash backs. Tiled floor. Wall mounted LPG boiler. Electric consumer unit. Radiator.



#### **DOWNSTAIRS CLOAKROOM:**

Upvc double glazed window to the front. Fitted white wc and hand basin with tiled splash back. Radiator. Tiled floor.

#### **FIRST FLOOR LANDING:**

2 Upvc double glazed windows to the front. Built in airing cupboard.

#### **BEDROOM 1**

12'11 x 7'10 (3.95m x 2.40m)

Dual aspect with upvc double glazed windows to the front and rear. Radiator.

#### **BEDROOM 2**

9'7 x 7'9 (2.92m x 2.37m) max

Upvc double glazed window to the rear. Radiator. Built in double wardrobe. Loft access.

#### **BATHROOM:**

Upvc double glazed window to the rear. Fitted modern white wc, hand basin and bath with shower mixer tap. Radiator. Tiled splash backs. Tiled floor.

#### **OUTSIDE:**

#### **FRONT/SIDE/PARKING:**

Slate chipped low maintenance garden area across the front of the property with inset pathway to the front entrance door. Outside light. Block paved shared driveway serving this and the neighbouring property to the right leading to the side of the property where there is a gravel off road parking area belonging to this property (on a separate title deed) which also houses LPG tank and storage shed. Pathway at the side with tall wooden hand gate to the rear garden.

#### **REAR:**

Enclosed by wooden fencing with tall wooden hand gate to the side & parking area. Paved patio area and pathway across the rear of the property and extending to one side of the garden. Lawned area to the other side with raised timber edged flower bed. Slate chipped border. Outside lighting. Outside tap. Outside power points.

#### **DIRECTIONS**

From Wisbech Freedom Bridge roundabout take the Nene Quay exit signposted Peterborough. At the first set of traffic lights turn right over the bridge. Turn immediately left onto North Brink, continuing left at the traffic light junction and follow the road right into Barton Road. Continue to Wisbech St Mary. Turn right into Station Road. Turn left into Church Road. Turn right into Sayers Crescent where the property is located.



# THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

**TENURE** Freehold

**SERVICES** Mains water & electricity. LPG central heating

**COUNCIL TAX BAND B**

**LOCAL AUTHORITIES**

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

**PARTICULARS CONTENT**

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**Ref: 17652**

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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