



Station Drive, Wisbech, Cambs., PE13 2PP

Detached House - 3 Bedrooms - Kitchen, Lounge & Dining Room - First Floor Bathroom & En-suite - Enclosed Rear Garden - Call To View (01354) 696700

Offers In The Region Of;

**£175,000**



#### Ground Floor

##### Hall

Entrance door, radiator and stairs to first floor.

##### Kitchen

4.12m (13'6") x 2.03m (6'8")

Fitted with a matching range of base and eye level units with worktop space over, built in electric hob and oven with extractor hood over, stainless steel sink, plumbing for washing machine, space for fridge/freezer, radiator, vinyl flooring and double-glazed window and door to side.

##### Lounge

3.60m (11'10") x 2.94m (9'8")

Double glazed bay window to front and radiator.

##### Dining Room

3.90m (12'10") x 3.31m (10'10")

Double glazed window to rear and radiator.

#### First Floor

##### Landing

Radiator.

##### Bedroom 1

3.92m (12'10") x 3.66m (12')

Double glazed window to front and radiator.

##### En-suite

Fitted with three-piece suite comprising wash hand basin, shower cubicle and low-level WC, tiled splashbacks, radiator and vinyl flooring.

##### Bedroom 2

3.32m (10'11") x 2.95m (9'8")

Double glazed window to rear and radiator.

##### Bedroom 3

2.08m (6'10") x 1.92m (6'4")

Double glazed window to rear and radiator.

#### Bathroom

Fitted with three-piece suite comprising bath, pedestal wash hand basin and low-level WC, tiled splashbacks, radiator, vinyl flooring and double-glazed window to side.

#### Outside

There is an enclosed rear garden which is mainly laid to lawn with a patio area and shed.

There is a further piece of land beyond the current back fence which is owned by the property.

The front is laid to stone chippings.

EPC - D



Call to arrange a viewing **01354 696700** **T Payne & Co**  
SALES & LETTINGS

Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.