



BRADLEY JAMES

ESTATE AGENTS



6 Wares Cottages Magazine Lane, Wisbech, Lincolnshire, PE13 1LQ

Asking price £145,000

- Air conditioning and heating in the lounge and bedroom one
- Fully replastered in 2024
- Modern kitchen
- Modern bathroom suite
- Off road parking
- Renovated between 2024-2026 with refitted kitchen, bathroom and cloakroom
- Lounge with air conditioning
- Modern cloakroom
- Two double bedrooms with bedroom one having air conditioning
- Five minute drive to the town centre

Nestled on Magazine Lane in the charming town of Wisbech, this delightful mid-terrace cottage offers a perfect blend of modern comfort and traditional charm. Since its renovation in 2019, the property has been thoughtfully updated, featuring a refitted kitchen and bathroom, as well as a stylish cloakroom. The interior has been fully replastered, creating a fresh and inviting atmosphere throughout. The property benefits from air conditioning and heating in the lounge and bedroom one.

Upon entering, you are greeted by two spacious reception rooms. The lounge flows seamlessly into the kitchen, which then leads to a lovely conservatory, providing an ideal space for relaxation or entertaining guests. The modern cloakroom on the ground floor adds to the convenience of this well-designed home.

On the first floor, you will find the first bedroom, complete with air conditioning and a heating module, ensuring comfort all year round. This floor also boasts a contemporary bathroom suite, designed with both style and functionality in mind. The top floor features another generous double bedroom, perfect for family or guests.

Outside, the property benefits from off-road parking for one vehicle, along with a private rear garden, offering a tranquil space to unwind. The location is particularly advantageous, as it is just a short distance from the town centre, which is brimming with a variety of amenities, including shops, cafes, and riverside walks on your doorstep.

This cosy cottage is an excellent opportunity for those seeking a comfortable home in a vibrant community. With its modern features and convenient location, it is sure to appeal to a wide range of buyers.



Council Tax Band: A



Lounge

13' 11" x 11' 3

Uvpc double glazed window to the front, air conditioning unit.

Kitchen

15' 2" x 11' 3

Modern base and eye level units with worktop over, electric oven and grill, electric hob, sink and drainer with mixer tap over, space and plumbing for slimline dishwasher and stairs leading off to the first floor accommodation.

Cloakroom

WC, vanity wash hand basin with mixer taps over and storage cupboard below.

Conservatory

15' 10" x 11' 3 max

Uvpc French doors to the rear garden, utility area with space and plumbing for washing machine, space and point for fridge freezer, space and point for tumble dryers, storage cupboard and worktop over, and seating area near the French doors.

Bedroom one

11' 5" x 11' 3

Upvc double glazed window to the front, air conditioning unit, power points.

Shower room

Uvpc obscured double glazed window to the rear, shower cubicle with a built in mixer shower, pedestal wash hand basin with mixer taps over, WC with pushbutton flush.

Bedroom two

17'2 x 11'3 max

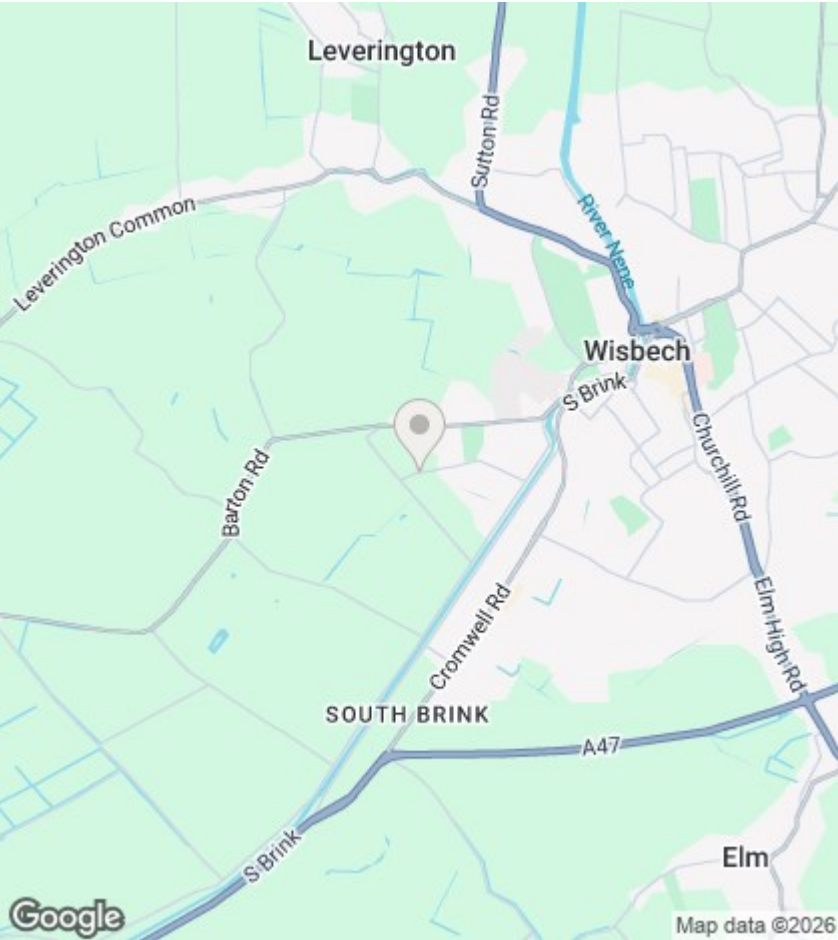
Uvpc double glazed window to the front, power points.

Outside

Outside, the property has a low-maintenance rear garden, to the front there is the added advantage of driveway parking.







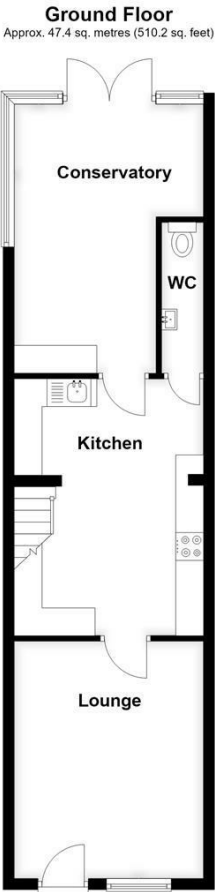
Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Total area: approx. 88.9 sq. metres (957.3 sq. feet)