T Payne & Co
SALES & LETTINGS

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School Road, Upwell, Wisbech, Cambs, PE14 9EW

Village Location - River Access To Rear With 50 ft Mooring – Some Updating Required - Semi Detached Bungalow - 2 Bedrooms - Kitchen & Utility - Lounge/Diner - Wet Room & Separate WC - Enclosed Rear Garden With River Views - Driveway Parking, Carport & Garage - Call To View (01354) 696700

£210,000







Porch
Double glazed entrance door and door to:

Hall
Single radiator and doors to:

Lounge Area
3.33m (10'11") x 3.17m (10'5")
Double glazed window to front and radiator.

Dining Area
4.36m (14'4") max x 3.34m (10'11")
Double glazed window to rear, fireplace and single radiator, door to:

Lobby
Tiled flooring and storage cupboard.

Kitchen
3.02m (9'10") x 2.38m (7'10")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, space for electric cooker, boiler cupboard, heated towel rail and tiled flooring.

Conservatory
Double glazed windows to side and rear and door to lobby.

Utility Area
2.57m (8'5") x 2.08m (6'9") max
Fitted with worktop space over drawers, plumbing for washing machine, space for tumble dryer, two double glazed windows to side, tiled flooring and door to rear garden.

Wet Room
Fitted with shower area and wash hand basin in vanity unit with fully tiled walls, double glazed window to rear and radiator.

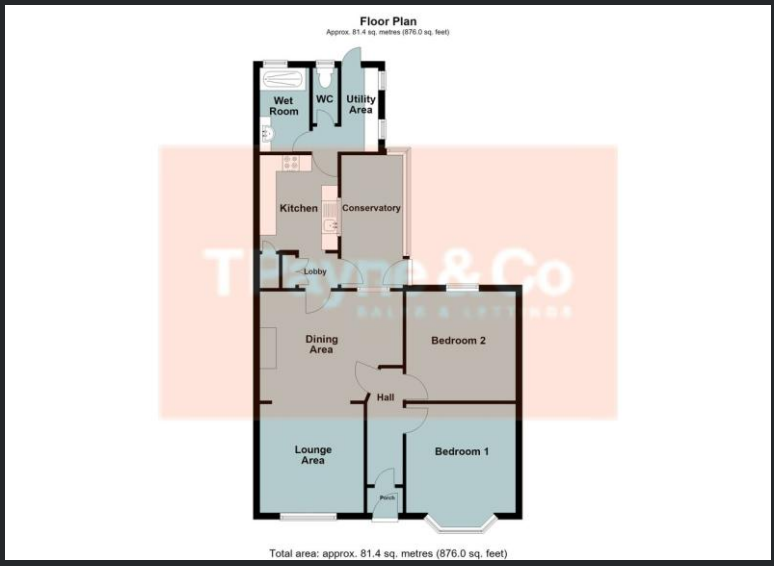
WC
Fitted with low-level WC and double glazed window to rear.

Bedroom 1
3.34m (10'11") x 3.33m (10'11")
Double glazed bay window to front and two radiators.

Bedroom 2
3.36m (11') x 3.34m (10'11")
Double glazed window to rear and radiator.

Outside
The enclosed rear garden offers a paved patio area, with timber outbuildings which have electric and light with a gate leading to a lawned area with trees and shrubs and a pathway leading to the gate to the 50ft river mooring at the rear. To the front there is a gated driveway with ample parking alongside a carport and single garage, which also has electric and lighting.

EPC Rating: F



The Property Ombudsman

Call to arrange a viewing 01354 696700

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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.