



## Back Road, Murrow, Wisbech, Cambs, PE13 4JW

Village Location - Beautifully Presented Semi-Detached House - 3 Bedrooms - Kitchen/Breakfast Room - Lounge - Family Bathroom & Ground Floor WC - Enclosed Rear Garden - Driveway Parking For Several Vehicles - No Upward Chain! - Call To View (01354) 696700

**£210,000**



#### Ground Floor

**Entrance Hall**  
Double glazed entrance door, radiator, vinyl flooring and stairs to first floor.

**Lounge**  
4.50m (14'9") x 3.12m (10'2")  
Two double glazed windows to front, storage cupboard and radiator.

**Kitchen/Breakfast Room**  
4.50m (14'9") x 2.75m (9')  
Fitted with a matching range of base and eye level units, 1+1/2 bowl stainless steel sink, plumbing for washing machine and dishwasher, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring electric hob with extractor hood over, double glazed window to rear, radiator, vinyl flooring and double glazed double doors to enclosed rear garden.

#### WC

Fitted with two piece suite comprising, wash hand basin with storage under and low-level WC, part tiled walls, radiator and vinyl flooring.

#### First Floor

**Landing**  
Stairs to ground floor and doors to:

**Bedroom 1**  
4.50m (14'9") x 3.12 (10'2")  
Double glazed window to front, built-in wardrobes with part full-length mirrored sliding doors and radiator.

**Bedroom 2**  
3.42m (11') x 2.11m (7'3")  
Double glazed window to rear and radiator.

**Bedroom 3**  
2.77m (9'1") x 2.26m (7'5")  
Double glazed window to rear and radiator.

#### Bathroom

Fitted with a three piece suite comprising panelled bath with shower over and glass screen, wash hand basin with storage under and low level WC, fully tiled walls, vinyl flooring, extractor fan and radiator.

#### Outside

The property has driveway parking for several vehicles to the front & side with front gardens which are mainly laid to lawn with shrubs. A side gate gives access to the enclosed rear garden which is mainly laid to lawn with patio area, gravelled area, trees raised beds and a timber shed.

EPC Rating: TBC



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.