



MAXEY GROUNDS

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01945 428820

Residential Sales

£290,000



Ref: B2032

3 Coppins Court, Wisbech, Cambridgeshire. PE13 2UG

A 4 Bedroom Detached House, presented and maintained to a High Standard throughout. Located in a sought-after Residential Area, on the edge of the town. Offering a Lounge, Open Plan Kitchen/Diner, Downstairs Cloakroom, 4 Double Bedrooms, En-suite Shower and Bathroom. With an Integral Single Garage, Off Road Parking and a neat good sized rear garden. This property is available with No Forward Chain.





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ENTRANCE HALL Part glazed double glazed composite front door with storm porch over and matching side panel. Stairs to first floor. Radiator.

KITCHEN/DINER 28' 11" x 8' 6" (8.82m x 2.61m) Double doors from hall into open plan kitchen/diner. UPVC double glazed window to rear and bay style to front - double aspect. UPVC Part glazed, double glazed stable style door to side, storm porch over. Kitchen area - range of wall and base units with worktops over. Free-standing range style gas cooker and hob with extractor fan over. Two circular sinks with mixer taps. Intergrated Dish Washer. Plumbing for washing machine. Tiled splash backs. Dining area - two radiators. Wooden floor.

DOWNSTAIRS CLOAKROOM Low-level WC. Wall mounted hand basin. Radiator. Tiled splashback. Extractor fan.

LOUNGE 14' 5" x 11' 10" (4.40m x 3.63m) UPVC double glazed French doors to rear. Decorative hearth with built-in electric fire. Radiator. Aerial socket.

LANDING Loft access.

BEDROOM ONE 11' 10" x 11' 5" (3.63m x 3.50m) UPVC double glazed window to front. Built-in wardrobes. Wooden floor. Radiator.

EN-SUITE SHOWER 5' 10" x 5' 8" (1.78m x 1.75m) UPVC double glazed window to front. Inset ceiling lighting Low-level WC. Vanity hand basin with mixer tap. Shower cubicle. Radiator. Shaver point. Wooden floor.

BEDROOM TWO 11' 8" x 7' 2" (3.58m x 2.19m) UPVC double glazed window to rear. Built-in wardrobes. Radiator.

BEDROOM THREE 11' 1" x 9' 4" (3.39m x 2.85m) UPVC double glazed window to rear. Radiator.

BEDROOM FOUR 11' 4" x 8' 5" (3.46m x 2.59m) UPVC double glazed window to front. Radiator.

BATHROOM 8' 3" x 4' 10" (2.52m x 1.49m) UPVC double glazed window to side. Low-level WC. Pedestal hand basin. Panelled bath with mixer tap and shower attachment. Fully tiled walls. Heated towel Rail. Tiled floor. Shaver socket. Extractor fan.

OUTSIDE To the front, part laid to grass and tarmac driveway with off-road parking for two cars leading to an attached single garage. Outside lighting. Wooden pedestrian gates to sides. The rear garden is mainly laid to grass. Patio area. Wooden decking area. Wooden Summerhouse. Pergola. Mature bushes, plants and shrubs. Bordered with wooden fencing.



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GARAGE 16' 9" x 8' 11" (5.12m x 2.74m)

Single Garage with electric roller shutter door.
Power and lighting. Wall mounted boiler.

SERVICES All main services connected.

VIEWING Strictly by appointment with the
selling agent Maxey Grounds.

POSSESSION Vacant possession upon
completion of the purchase.

DIRECTIONS From the town centre head
southeast on Churchill Road, continue past the
Fire Station, over the traffic lights onto Elm
High Road, then turn left into Westmead
Avenue, then take the 2nd right into Coppins
Court. The property can be located on the left.

COUNCIL TAX BAND C

EPC RATING BAND D

PARTICULARS PREPARED 23rd June 2021



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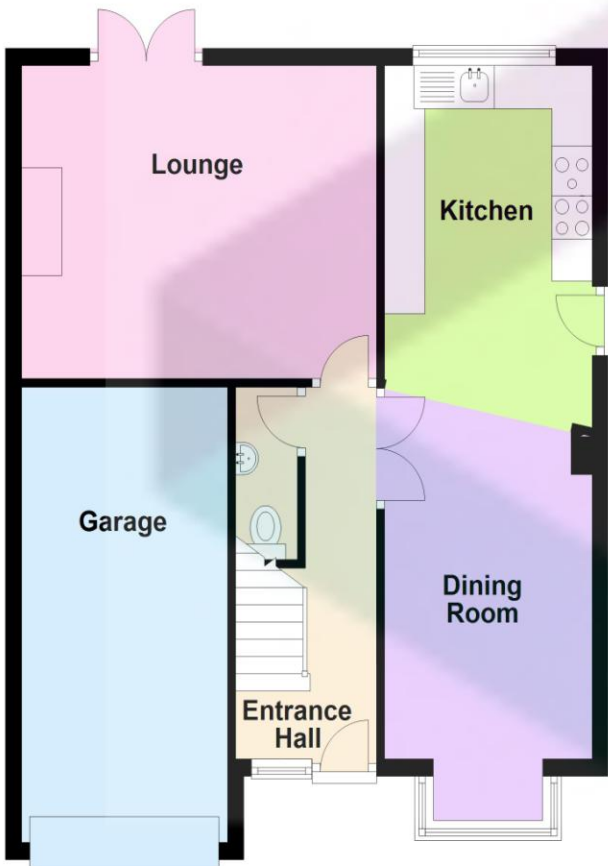
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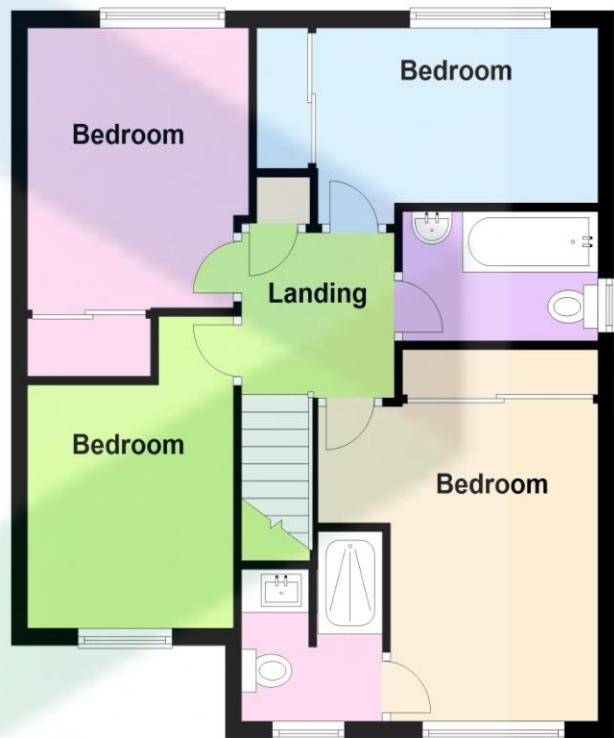
Ground Floor

Approx. 60.0 sq. metres (645.5 sq. feet)



First Floor

Approx. 54.1 sq. metres (582.7 sq. feet)



Total area: approx. 114.1 sq. metres (1228.1 sq. feet)



Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.