



# MAXEY GROUNDS

wisbech@maxeygrounds.co.uk

01945 428820

Residential Sales

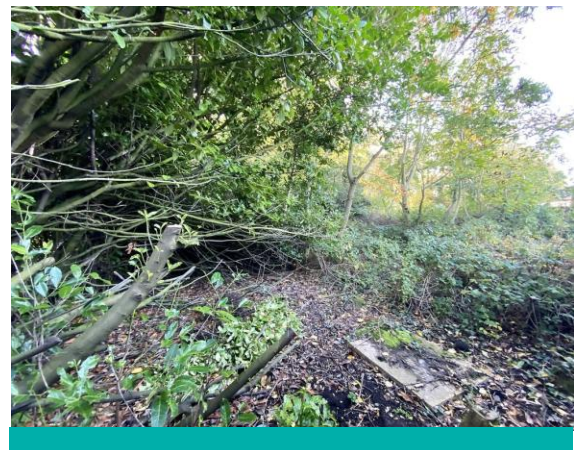
## £250,000



Ref: H1727

**Inchmahame, Church Way, Tydd St. Mary,  
Wisbech, Cambridgeshire PE13 5QY**

Detached Three Bedroom Bungalow in need of full renovation or demolition and rebuild, subject to any necessary planning consent. The property sits on 0.71 Acre (STMS) and is set in a sought after Village location with Field Views. No Upward Chain. Cash Buyers only.





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**ENTRANCE** Wooden and glazed panelled door leads into Lounge/Diner.

### LOUNGE/DINER

**LOUNGE AREA** 14' 10" x 11' 10" (4.54m x 3.61m) Decorative fireplace suitable for housing an electric fire, side seating for TV. Television aerial point. Radiator. Door to Kitchen, open plan to Dining area. Window to front.

**DINING AREA** 9' 2" x 6' 11" (2.81m x 2.11m) Window to rear. Radiator. Serving hatch through from Kitchen. Door to Inner Hallway.

**KITCHEN** 9' 10" x 8' 11" (3.02m x 2.72m) Double drainer sink unit with mixer tap over, range of base units and drawers below. Preparation surface. Tiled splash backs. Matching wall units. Serving hatch through to Dining room. Window to rear. Door to airing cupboard with water tank and shelving for storage. Door to Rear Hallway.

**REAR HALLWAY** Wooden and glazed panelled door to Rear Garden. Internal window through to Garage, door to Boiler Room.

**BOILER ROOM** 6' 2" x 4' 11" (1.89m x 1.5m) Window to rear. Door to Garage.

**GARAGE** 15' 7" x 8' 5" (4.76m x 2.57m) Cantilever up and over style door.

**INNER HALLWAY** Doors to all Bedrooms and Bathroom. Door to storage cupboard with coat hooks.

**BEDROOM ONE** 12' 11" x 10' 11" (3.96m x 3.33m) Built in wardrobes to one wall. Window to front. Radiator.

**BEDROOM TWO** 10' 9" x 9' 10" (3.29m x 3.02m) Window to rear. Radiator.

**BEDROOM THREE** 8' 10" x 7' 0" (2.70m x 2.15m) Window to front. Radiator.

**BATHROOM** 6' 11" x 6' 10" (2.11m x 2.09m) Three-piece bathroom suite comprising of panelled bath, pedestal wash hand basin and low-level flush WC. Tiled splash backs radiator. Obscured window to rear.

**OUTSIDE** The property is set back from the road with a front garden and driveway leading to garage. The property sits on approximately 0.71 Acre. Currently mature trees and shrubs.

**SERVICES** Mains water and electricity. Non-mains drainage. Oil central heating.

**AGENT'S NOTE** The plan attached shows the original bungalow and its plot shown in white, with further land purchased at a later date shown in the hatched yellow. There is a covenant on the hatched yellow area restricting any buildings from being built. There is no covenant on the original bungalow and its plot.

**VIEWINGS** Strictly by appointment with the agent. Any viewers that venture into the garden do so at their own risk. The garden is overgrown and has not been checked for hazards. At a request of Maxey Grounds children are not to be left unattended at any time.



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**POSSESSION** Vacant possession upon completion.

**DIRECTIONS** Proceed north out of Wisbech on the A1101 signposted (Sutton Road). Proceed through the village of Tydd Gote. After a short distance turn left into Common Way, signposted Tydd St Mary. Proceed into Church Way and the property can be found on the left hand side.

**COUNCIL TAX BAND** B

**EPC RATING** BAND TBA

**PARTICULARS PREPARED** 9th November 2021

**AWAITING FLOORPLAN**



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IMAGE NOT TO SCALE  
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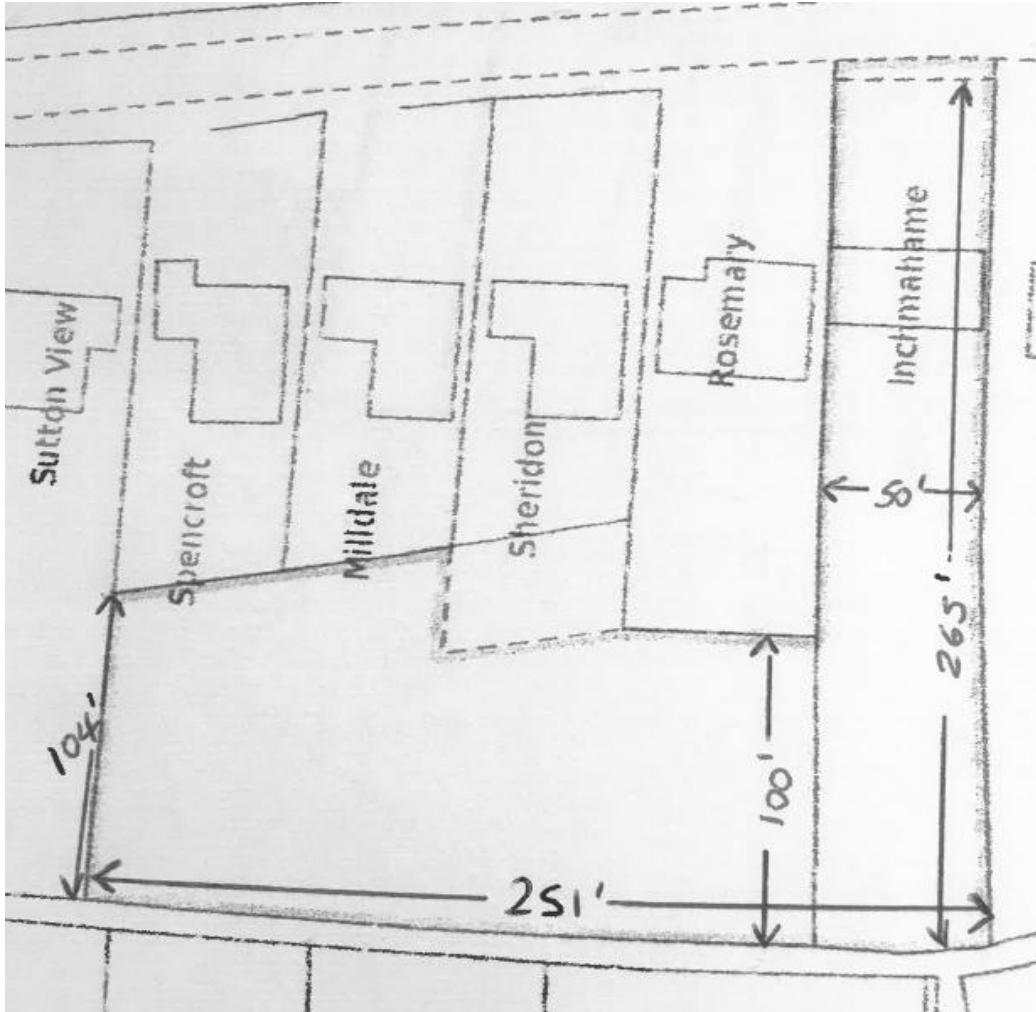


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Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good 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.