



# MAXEY GROUNDS

residential.sales@maxygrounds.co.uk

01945 428820

Residential Sales

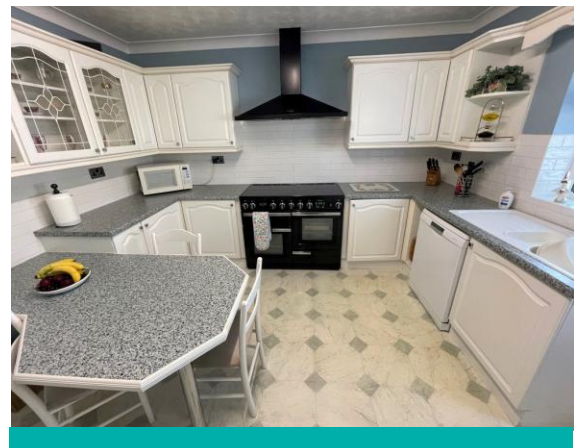
## £350,000



Ref: T781

### **Tinsdale, Needham Bank, Friday Bridge, Wisbech, Cambridgeshire PE14 0LA**

An immaculate 3 Bedroom Detached Bungalow, benefitting from a Lounge/Diner, Kitchen, Conservatory, Utility Room, 3 Double Bedrooms, Bathroom and attached Single Garage. Ample Off-Road Parking and situated in a popular Village location. This property is offered with No Forward Chain.





# MAXEY GROUNDS

residential.sales@maxeygrounds.co.uk

01945 428820

## Residential Sales

**HALLWAY** Composite part glazed, double glazed front door with matching glazed side panels. Shelved airing cupboard. Radiator. Wooden floor.

**LOUNGE/DINER** 23' 11" x 13' 11" (7.30m x 4.26m) Bay style UPVC double glazed window to front and window to side - double aspect. Decorative marble hearth with built-in coal effect gas fire. Aerial socket. 2 radiators

**KITCHEN/BREAKFAST ROOM** 12' 9" x 11' 10" (3.91m x 3.62m) UPVC double glazed window and UPVC part glazed door leading to Conservatory. Range of wall and base units with worktops over. One and half sink with drainer and mixer taps. Range style electric 'Rangemaster' oven and hob with extractor fan over. Integrated fridge. Tiled splash backs. Breakfast bar. Plumbing for dishwasher. Cupboard housing floor mounted 'Ideal' boiler. Radiator.

**CONSERVATORY** 21' 3" x 15' 9" (6.48m max x 4.82m max) Apex polycarbonate roof. Part brick and part UPVC double glazing. French doors to rear. Tiled floor. Aerial socket.

**UTILITY ROOM** 7' 10" x 8' 6" (2.39m x 2.61m) UPVC double glazed window to rear. Apex polycarbonate roof. Plumbing for washing machine and tumble dryer. Tiled floor. Integral door leading to attached single garage.

**BEDROOM ONE** 12' 10" x 11' 0" (3.92 m x 3.36m) Measurement into fitted wardrobes. Bay style UPVC double glazed window to front. Radiator.

**BEDROOM TWO** 11' 0" x 10' 10" (3.36 m max x 3.32m max) UPVC double glazed window to side. Radiator.

**BEDROOM THREE** 11' 11" x 7' 10" (3.64m x 2.41m) UPVC double glazed window to rear. Radiator.

**BATHROOM** 8' 3" x 8' 0" (2.54m x 2.46m) UPVC double glazed window to rear. Vanity unit with Low-level WC and hand basin with mixer taps. Corner bath with mixer taps. Shower cubicle. Radiator. Part tiled walls. Tiled floor. Shaver socket. Extractor fan.

**ATTACHED SINGLE GARAGE** 21' 2" x 10' 4" (6.47m x 3.17m) Up and over door. Power and lighting.

**OUTSIDE** To the front mainly laid to grass with gravel driveway leading to the attached single garage. Off-road parking for numerous cars. Mature hedging to sides. Ornate metal pedestrian gate and wooden gate leading to rear. To the rear, part laid to grass and patio. Bordered with wooden fencing. External electric point. Wooden shed. Outside lighting.



# MAXEY GROUNDS

residential.sales@maxeygrounds.co.uk

01945 428820

## Residential Sales

**SERVICES** Mains water, electricity, gas and drainage.

**VIEWING** Strictly by appointment with the agent Maxey Grounds.

**POSSESSION** Freehold with vacant possession on the completion of the purchase.

**DIRECTIONS** From the town centre, follow Churchill Road/A1101 (the dual carriageway) out of town towards Elm. Continue past Morrisons/B&Q on left, at roundabout continue straight over taking 2nd exit. Then take the right turn, on the bend, towards Elm. Continue through the Village of Elm to Friday Bridge. In the centre of the village at the Clock Tower, turn left into Well End and continue into Needham Bank, the property can be located on the left just before The Stitch.

**COUNCIL TAX BAND** C

**EPC RATING** BAND TBC

**PARTICULARS PREPARED** 17<sup>th</sup> February 2022



MAXEY  
GROUNDS





MAXEY  
GROUNDS





MAXEY  
GROUNDS

residential.sales@maxeygrounds.co.uk

01945 428820

Residential Sales

## AWAITING FLOOR PLAN



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.