



MAXEY GROUNDS

residential.sales@maxeygrounds.co.uk

01945 428820

Residential Sales

£335,000



Ref: C1889

9 Eastfield Road, Wisbech, Cambridgeshire PE13 3EJ

A Superb 3 Bedroom Detached Bungalow, located in a Quiet Cul-De-Sac, benefitting from a Lounge/Diner, Kitchen/Diner, 3 Double Bedrooms, Bathroom, Cloakroom and En-Suite to Main Bedroom. A good size Private Rear Garden, Single Garage, Off-Road Parking, Presented and Maintained to a High Standard. Spacious Accommodation and Underfloor Heating throughout.





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ENTRANCE HALL Wooden fully glazed front door with matching glazed side panel. Recessed storm porch. Inset ceiling lighting. Tiled floor. Two built-in storage cupboards. Door chime.

CLOAKROOM 6' 4" x 3' 0" (1.95m x 0.92m) Low-level WC. Pedestal hand basin. Window to side. Fully tiled walls. Tiled floor.

KITCHEN/DINER 18' 1" x 11' 10" (5.52m x 3.62m) Inset ceiling lighting. UPVC double glazed windows to side and composite stable style door. Range of wall and base units with worktops over. Stainless steel one and half sink with drainer and mixer taps. Fully tiled walls. Built-in Bosch electric oven and Bosch gas hob with extractor fan over. Integrated dishwasher, fridge and freezer. Built-in shelved pantry. Tiled floor.

LOUNGE/DINER 25' 9" x 11' 7" (7.85m x 3.55m) UPVC double glazed French doors to rear and windows to side - double aspect. Tiled floor.

BEDROOM ONE 16' 7" x 16' 0" (5.07m max x 4.90m max) P-shaped room. UPVC double glazed windows to front and side - double aspect. Built-in wardrobes. Tiled floor.

EN-SUITE SHOWER ROOM 8' 11" x 5' 2" (2.72m x 1.58m) UPVC double glazed window to side. Inset ceiling lighting. Low-level WC. Wall mounted hand basin. Shower cubicle. Storage cupboards. Fully tiled walls. Tiled floor. Shaver socket.

BEDROOM TWO 11' 10" x 11' 10" (3.63m x 3.63m) UPVC double glazed window to side. Built-in wardrobe. Tiled floor.

BEDROOM THREE 10' 11" x 9' 11" (3.35m x 3.04m) UPVC double glazed window to side. Built-in wardrobe. Tiled floor.

BATHROOM 9' 10" x 6' 3" (3.02m x 1.92m) UPVC double glazed window to side. Low-level WC. Pedestal hand basin with mixer taps. P-shaped bath with mixer taps and shower attachment. Fully tiled walls. Tiled floor. extractor fan. Loft access.

OUTSIDE To the front mainly laid to redbrick providing off-road parking with gravel areas, mature plants and shrubs. Wooden pedestrian gate to side. To the rear mainly laid to grass. Patio area. Mature bushes, plants and shrubs. Wooden shed. Built in brick barbecue. Exterior power points. Outside lighting.

SINGLE GARAGE 17' 5" x 6' 11" (5.33m x 2.13m) Electric garage door. Window and pedestrian door to side. Power and lighting. Wall mounted Worcester boiler.

SERVICES All main services are connected. Underfloor heating throughout.

VIEWING Strictly by appointment with the selling agent Maxey Grounds.

POSSESSION Vacant possession upon completion of the purchase.



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DIRECTIONS From Freedom Bridge take the Lynn Road out of Wisbech and at the fourth set of traffic lights turn left into Walton Road. Follow the road round and take the next right into Eastfield Road. The property can be found on the right at the bottom of the cul-de-sac.

COUNCIL TAX BAND C

EPC RATING BAND D

PARTICULARS PREPARED 21st July 2022



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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.