

Offers Over

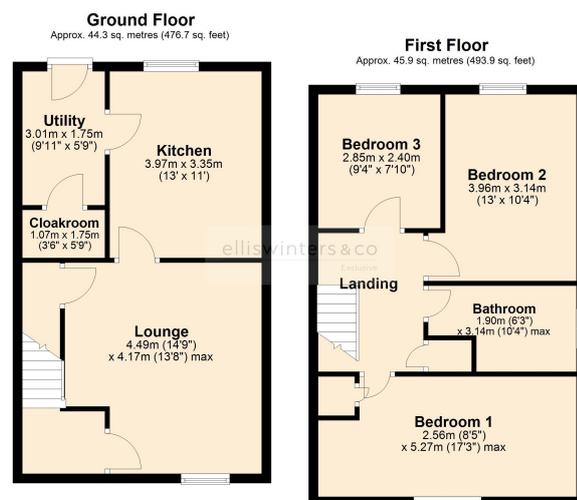
£200,000

Ogden Gardens, Wisbech, Cambridgeshire, PE13 3FE



To arrange a viewing call us now on 01354 694900

Ellis Winters are delighted to present this contemporary THREE-BEDROOM SEMI-DETACHED home, ideally situated on a desirable corner plot within the Fenland town of Wisbech. Built in 2018, the property remains in excellent condition and benefits from an LABC warranty valid until 2028. Offered for sale with VACANT POSSESSION, this home is an attractive opportunity for both homeowners and investors.



Total area: approx. 90.2 sq. metres (970.6 sq. feet)

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GROUND FLOOR

Entrance Hall

Door to front, stairs to the first floor, radiator, door to lounge.

Lounge

4.49m (14'9") x 4.17m (13'8") max.

Double glazed window to front and side, radiator, understairs storage cupboard, and door to kitchen.



Kitchen

3.97m (13') x 3.35m (11')

Double glazed window to rear, range of wall and base units with worktops over, built in electric hob and oven, space for fridge freezer and plumbing for washing machine and radiator.

Utility Room

3.01m (9'11") x 1.75m (5'9")

Partly double-glazed door to rear garden, radiator, Ideal boiler tucked away in a cupboard, worktop with cupboards under and partly tiled.



Cloakroom

1.75m (5'9") x 1.07m (3'6")

Low level W.C., hand basin and radiator.

FIRST FLOOR

Landing

Radiator, built in storage cupboard, doors to:

Bedroom 1

5.27m (17'3") max. x 2.56m (8'5") plus 0.83m (2'9") x 0.83m (2'9")

Double glazed window to front, radiator and over stairs storage cupboard.



Bedroom 2

3.96m (13') x 3.14m (10'4") plus 0.83m (2'9") x 0.83m (2'9")

Double glazed window to rear, and radiator.



Bedroom 3

2.85m (9'4") x 2.40m (7'10") plus 0.70m (2'4") x 0.70m (2'4")

Double glazed window to rear, and radiator.

Bathroom

3.14m (10'4") max. x 1.90m (6'3")

Obscured double glazed window to side, low level WC, panelled bath with shower over, pedestal wash hand basin and heated towel rail.

OUTSIDE

To the front is an allocated parking space.

To the rear is a good sized garden with brick wall to one side and fencing to the other side.

Freehold

Fenland District Council Tax Band B

Energy rating B

Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.

The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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