

# £210,000

Weasenham Lane, Wisbech, Cambridgeshire PE13 2RU



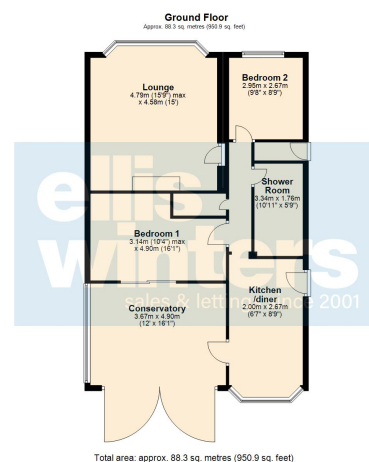
**To arrange a viewing call us now on 01354 694900**

Ellis Winters is delighted to bring to market this charming detached bungalow, situated within walking distance of Thomas Clarkson Academy — perfect for those with grandchildren or looking to be close to a well-regarded school.

This lovely home offers convenient, single-storey living and is presented to the market for the first time in over 30 years — a testament to its appeal and the happiness it has provided its current owners.

This is a rare opportunity to acquire a wonderful home in a convenient location with plenty of space, character, and potential for future personalization.

Don't delay, give us a call today.



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#### Entrance Hall

Partly double glazed obscured door to side, radiator, dado rail, coving to the ceiling, built in cupboard housing the gas boiler.



#### Bedroom 2

2.95m (9'8") x 2.67m (8'9")  
Double glazed window to front, radiator and coving.



#### Lounge

4.79m (15'9") max. x 4.58m (15')  
Double glazed bay window to front, radiator, electric fireplace and coving to the ceiling.



#### Shower Room

3.34m (10'11") x 1.76m (5'9")  
Two double glazed obscured windows to side, low level W.C., vanity wash hand basin, shower cubicle with electric shower, fully tiled to walls and flooring, and heated towel rail.



#### Bedroom 1

4.90m (16'1") x 3.14m (10'4") max.  
Double glazed sliding patio doors to conservatory, radiator and coving to the ceiling.



#### Kitchen/Diner

6.21m (21') max. x 1.86m (6'1")  
Partly double glazed door to side, double glazed bay window to rear and double glazed window to side, garden, built in range of wall and base units, space for washing machine, space for fridge freezer, 1¼ bowl sink unit with mixer tap, built in electric cooker and built in gas hob.



#### Conservatory

4.90m (16'1") x 3.67m (12')  
Double glazed French doors to rear garden, and double glazed window to side and door to kitchen.



#### Single Garage

Up and over door, electric and power laid on and double opening doors to workshop and door to garden.

#### Workshop

23'4 x 15'3

Electric and power laid on and window to side.

#### OUTSIDE

Side access, paved patio area, low maintenance garden with gravel, stepping stones, range of shrubs and enclosed.

#### SERVICES

Mains water, electricity and drainage are connected. The property has gas fired central heating.

#### Freehold

Energy rating C

Fenland District Council tax band 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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