

# £225,000

17A Victoria Road, Wisbech, PE13 2QL



To arrange a viewing call us now on 01354 701000

This grade II listed converted chapel still retains several character features and offers an abundance of space! Boasting a 35ft open plan living/kitchen area with feature log burner, three double bedrooms, updated ensuite to master bedroom, separate family bathroom, WC and utility room! Also featuring a low maintenance garden and roof terrace! EPC E



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## Ground Floor

### Communal Hall

Double doors open to the hallway with door leading to:

### Hall

Stairs to first floor and landing with cupboard under, further storage cupboard, door to rear, spotlights to ceiling, radiator.

### Bedroom 3

5.71m (18'9") max x 3.03m (9'11") max L shaped room

Two arched stain glass windows to front, vaulted ceiling with beams, radiator.

### WC

Fitted with a two piece suite comprising low level WC and wash hand basin.

### Outside

Double gates at the rear of the property open to a parking area with the remainder of the garden laid to patio. Stairs leading up to the enclosed decking area.

### Freehold

Council tax band D

### 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.



### Bedroom 1

4.69m (15'5") x 3.62m (11'11")

Window to rear, radiator, ornamental fireplace, spotlights.

### En-suite Bathroom

Fitted with a four piece suite comprising roll top bath, separate shower cubicle, vanity wash hand basin and low level WC, radiator.

### Bedroom 2

4.71m (15'5") x 3.07m (10'1")

Arched stain glass window to front, radiator, spotlights.

### Family Bathroom

Fitted with a four piece suite comprising roll top bath, separate shower cubicle, wash hand basin and low level WC, radiator.

### Utility Room

Fitted with wall and base units, sink unit, plumbing for washing machine, space for tumble dryer, storage cupboard, radiator.



## First Floor

### Living/Kitchen

10.94m (35'11") x 4.93m (16'2")

Vaulted ceiling with beams and skylight windows,

Kitchen area: Fitted with wall and base units, one and half bowl sink unit with mixer tap, integral slim line dishwasher, range style cooker with hood above, gas fired boiler.

Lounge area: double doors opening onto decking, log burner (has not been checked) radiator.



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