



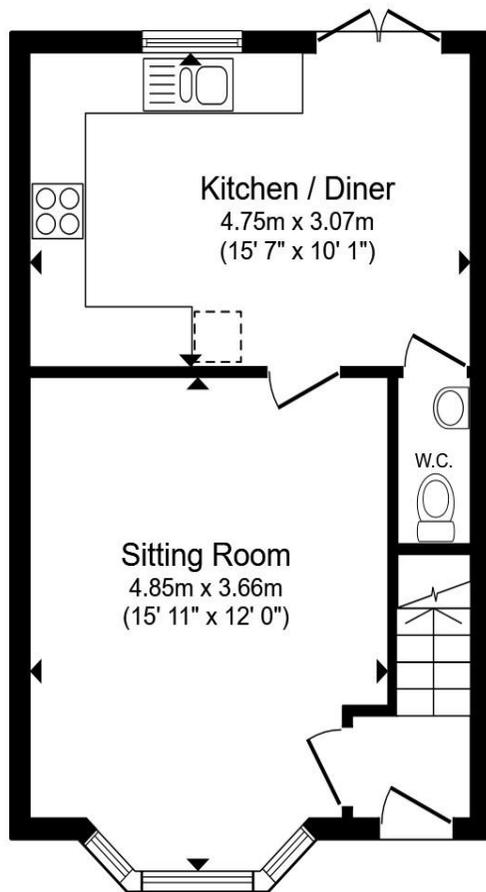
**Ely Row, Terrington St. John Wisbech PE14 7RS**

## Welcome to

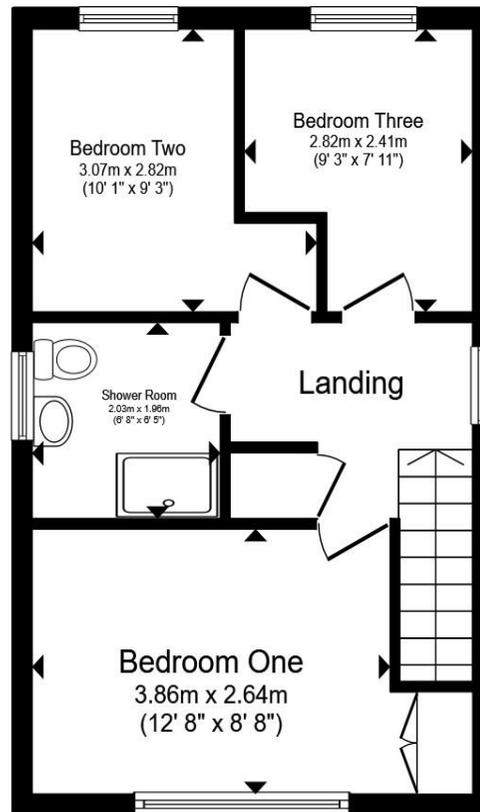
### Ely Row, Terrington St. John Wisbech

Offered to the market with no onward chain, this well-presented three bedroom detached home provides comfortable and practical living space in a convenient location with excellent access to the A47. The ground floor accommodation begins with a welcoming entrance hall leading into a spacious lounge featuring a bay window to the front, creating a bright and comfortable living space. To the rear of the property is a generous kitchen/diner fitted with a range of base and wall units, integrated oven and hob, and space for appliances. A door provides direct access to the rear garden, making it ideal for everyday living and entertaining. The ground floor also benefits from a convenient downstairs WC. Upstairs, the property offers three bedrooms, with the main bedroom benefiting from built-in wardrobes. The accommodation is completed by a recently fitted modern shower room featuring a walk-in shower, vanity unit and WC. Externally, the property benefits from a gravelled frontage providing off-road parking for two vehicles, with additional visitor parking nearby. A side gate provides access to the private rear garden which is fully enclosed and designed for low maintenance with gravel and patio areas, along with a timber shed and oil tank. Situated close to local amenities and schools and within easy reach of the A47 for commuting towards King's Lynn and surrounding areas, this property would make an excellent purchase for first time buyers, small families or investors.





**Ground Floor**



**First Floor**

**Entrance**

**Lounge**

**Kitchen / Diner**

**First Floor Landing**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Bathroom**

**Agents Note:**

'Heating to the property is served by Oil.  
Please contact the branch for more details'

Total floor area 73.3 m<sup>2</sup> (789 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

## Welcome to

### Ely Row, Terrington St. John Wisbech

- No onward chain
- Three bedroom detached house
- Off road parking for multiple vehicles
- Spacious lounge with bay window
- Downstairs WC
- Recently fitted shower room
- Private enclosed rear garden
- Close to local amenities and schools

Tenure: Freehold EPC Rating: C

Council Tax Band: B

# £260,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/WSB128326](http://williambrown.co.uk/Property/WSB128326)



Property Ref:  
WSB128326 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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