



Blackbear Lane, Wisbech
Offers Over £325,000 Freehold

**Sharman
Quinney**

Key Features



- Semi-Rural Location
- 2 Year Warranty on Boiler
- Garage Plus Ample Off-Road Parking
- Low Maintenance Rear Garden with Koi Carp Pond
- Ensuite to Bedroom One

Ground Floor

Entrance Hall

UPVC door to front. Hard flooring. Stairs to first floor with storage under. Access to Lounge and Kitchen.

Lounge

Window to front. Hard flooring. Feature gas fireplace. Open into Dining Room.

Dining Room

Patio doors into garden. Flooring from Lounge continued.

Kitchen

Two windows to rear overlooking garden. Hard flooring. Fitted with a range of base and wall units with tiled splashbacks. Stainless steel sink.



Integrated electric hob with overhead extractor fan, eye level double oven. Space for American fridge/freezer.

Utility Room

Door to side leading into garden. Hard flooring from kitchen continued. Fitted worktop with space and plumbing underneath for washing machine, tumble dryer and dishwasher.

WC

Window to side. Hard flooring. Wall mounted sink and low rise toilet.

First Floor

Bedroom One

Window to front. Hard flooring. Built in wardrobes. Access to ensuite.

Ensuite

Window to front. Hard flooring from Bedroom continued. Partly tiled walls. Three-piece suite comprising of shower cubicle, vanity sink with storage and low-rise toilet.

Bedroom Two

Window to front. Hard flooring.

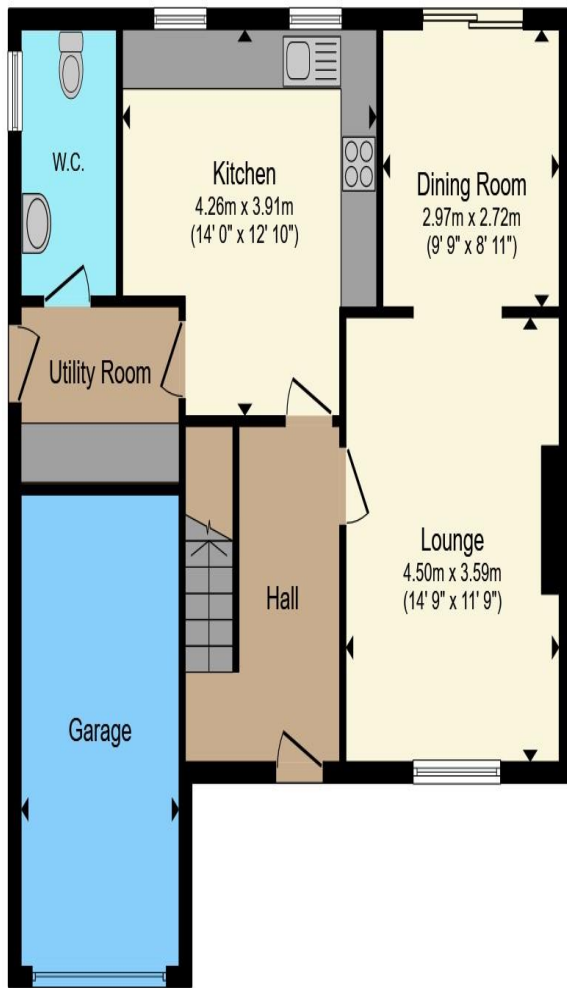
Bedroom Three

Window to rear. Hard flooring.

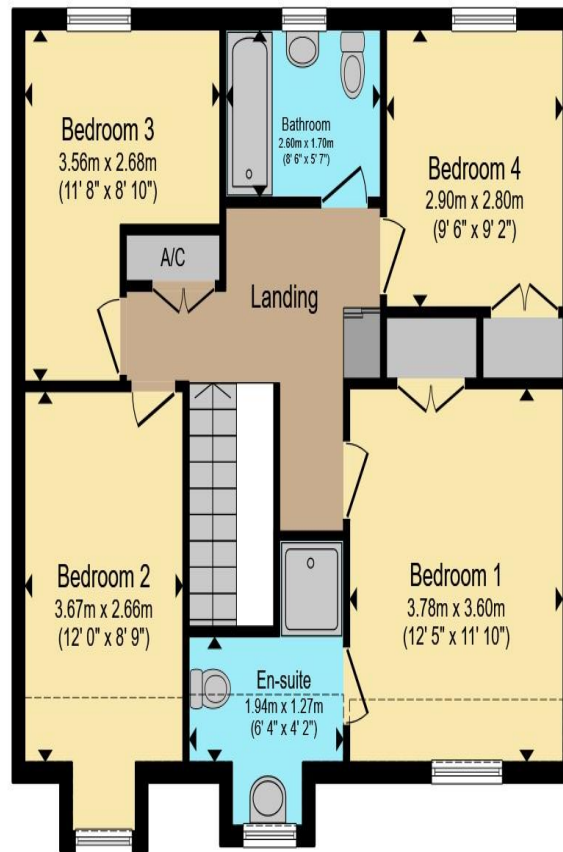
Bedroom Four

Window to rear. Hard flooring. Built in wardrobes.





Ground Floor



First Floor

Total floor area 141.1 m² (1,519 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

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Bathroom

Window to rear. Hard flooring and partly tiled walls. Three-piece suite comprising of panelled bath with overhead shower, pedestal sink and low-rise toilet.

Outside

The front of the property is gravelled allowing for ample off-road parking in front of the single garage. Landscaped with lawn and decorated with various mature trees and shrubs. Gated access to the side to the rear garden.

The rear garden is fully enclosed, gravelled and laid to patio for low maintenance. Decorated with various mature trees and shrubs and a koi carp pond in the centre.

Agents note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Sharman Quinney on:
01354 661166

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 SCAN ME



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