



Springfield Road, Walpole St. Andrew, Wisbech, PE14 7PR

welcome to

Springfield Road, Walpole St. Andrew, Wisbech

Located in Walpole St Andrew which is situated midway between Kings Lynn and Wisbech is this beautifully presented three bedroom detached family home - viewing highly recommended.



Entrance Door To:- Entrance Hall

Radiator, wood effect laminate floor, stairs to first floor

Dining Room

13' 7" x 8' 6" (4.14m x 2.59m)
Double glazed window, radiator, door to:-

Utility

Space and plumbing for washing machine and dryer

Kitchen/ Breakfast Room

12' 4" x 12' 8" (3.76m x 3.86m)
Range of base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, space for cooker, extractor over, space for dishwasher and fridge freezer, oil standing boiler, wood effect laminate floor, double glazed window, radiator, storage cupboard, door to rear

Lounge

19' 7" x 13' (5.97m x 3.96m)
Double glazed window, radiator, fireplace with inset electric fire, double doors to:-

Conservatory

9' 1" x 7' 4" (2.77m x 2.24m)
Timber framed conservatory under polychromatic roof, double doors to rear

First Floor Landing

Double glazed window, loft access

Bedroom One

12' 9" x 11' 9" (3.89m x 3.58m)
Wood effect laminate floor, radiator, double glazed window

Bedroom Two

13' x 11' 9" (3.96m x 3.58m)
Double glazed window, radiator, wood effect laminate floor

Bedroom Three

9' 8" x 7' 5" (2.95m x 2.26m)
Double glazed window, radiator, wood effect laminate floor

Bathroom

7' 4" max x 7' 4" max (2.24m max x 2.24m max)
Storage cupboard, bath with shower mixer tap and shower screen, low level WC, wash hand basin, radiator, wood effect laminate floor, double glazed window

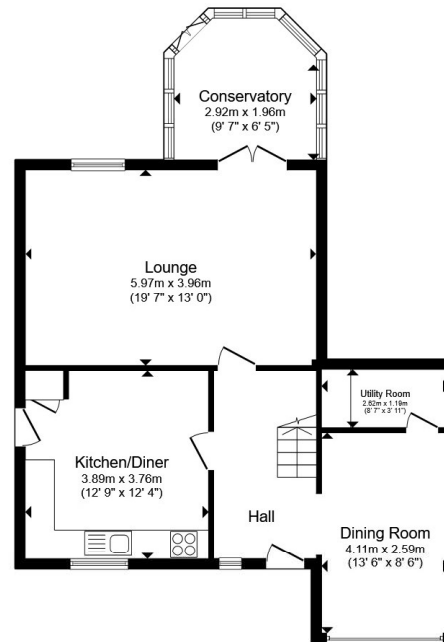
Outside

To the front is a large gravel drive giving off road parking for three/four cars. Side gate gives access to the rear garden which is laid mainly to lawn and is enclosed by timber fencing.

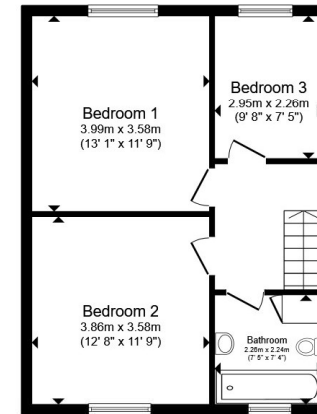
Agent's Note

Heating to the property is served by oil central heating. Please contact the branch for further information if required.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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.



Ground Floor



First Floor

Total floor area 118.3 m² (1,273 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



welcome to

Springfield Road, Walpole St. Andrew, Wisbech

- Village Location
- Detached House
- Three Bedrooms
- Two Reception Rooms
- Conservatory

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers in excess of
£290,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
KLN120150 - 0002

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