



Abraham Drive, WISBECH
£240,000 **Freehold**

**Sharman
Quinney**

Key Features



- No Onward Chain
- Close to Local Amenities
- Situated in a Quiet Residential Location
- Three Double Bedrooms spread over Ground and First Floors
- Garage and Off Road Parking

Upon entering, a bright and welcoming hallway provides access to all ground floor rooms, along with two useful storage cupboards and stairs rising to the first floor.

The modern kitchen/diner is fitted with a range of contemporary units and benefits from a recently replaced electric hob and eye-level double ovens. There is also a washing machine, tumble dryer and fridge/freezer. Two front-facing windows provide plenty of natural light, while a separate door gives direct access to the side garden.

The generous lounge is a lovely reception space, featuring sliding patio doors opening directly onto the rear garden, creating a wonderful connection between the indoor and outdoor living spaces.



Completing the ground floor is a spacious double bedroom, ideal for guests or those looking for convenient single-level living, together with a useful downstairs shower room.

Upstairs, there are two further double bedrooms, with the principal bedroom benefiting from built-in wardrobes. A modern family bathroom with a three-piece suite completes the first floor.

Outside, the property benefits from a beautifully landscaped front garden, with a driveway providing off-road parking for two vehicles in front of the garage. The garage features an electric roller door and excellent eaves storage.

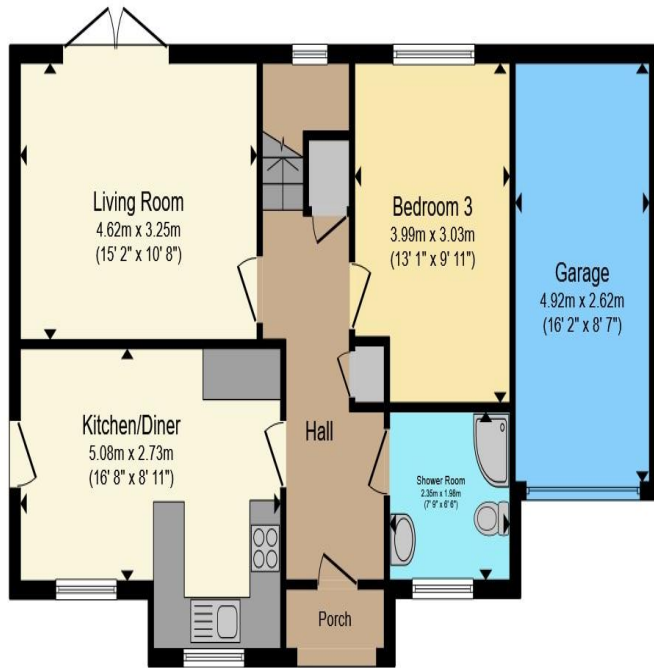
The attractive rear garden is predominantly laid to lawn with landscaped borders, mature shrubs and colourful flowers. A dedicated decking area provides the perfect space for outdoor entertaining and features a steel pergola with integrated lighting and remote-controlled shades, allowing the area to be enjoyed in a variety of weather conditions.

Agents Note

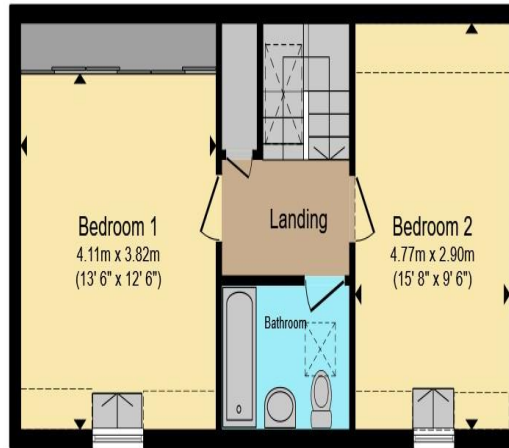
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

All measurements are listed on the floor plan.





Ground Floor



First Floor

Total floor area 120.4 m² (1,296 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

**Sharman
Quinney**

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