



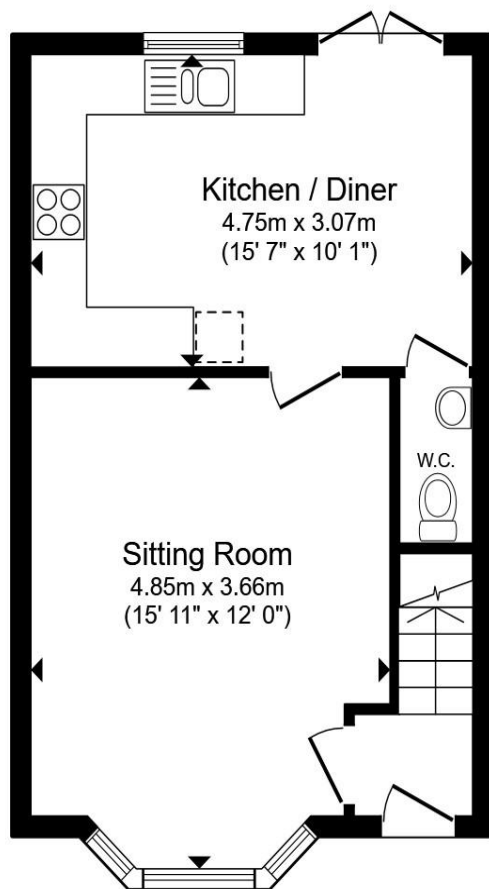
Ely Row, Terrington St. John Wisbech PE14 7RS

Welcome to

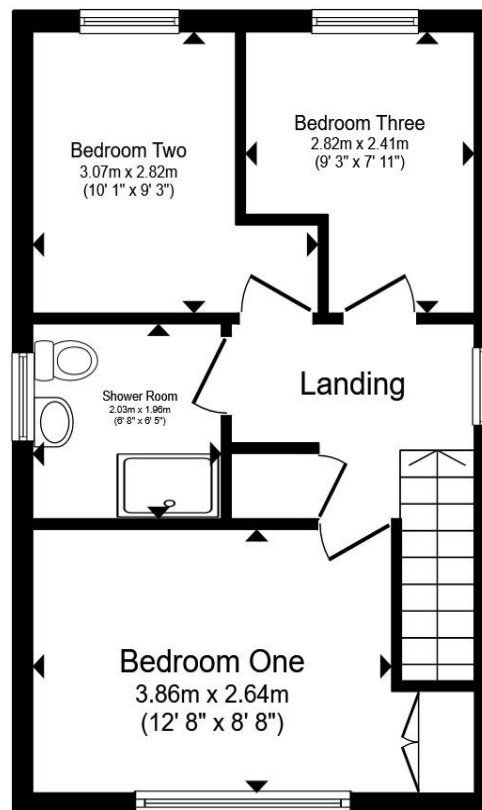
Ely Row, Terrington St. John Wisbech

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. 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

Entrance

Lounge

Kitchen / Diner

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Agents Note:

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

Total floor area 73.3 m² (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

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

£240,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB129169



Property Ref:
WSB129169 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk