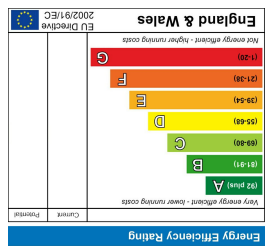


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantees. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licensing is applicable. A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

**Viewing**



**Energy Efficiency Graph**



**Area Map**

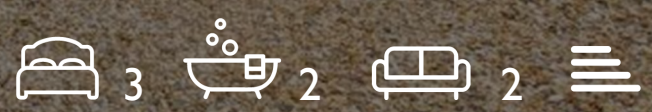


**Floor Plan**



Kirkgate Street  
Wisbech, PE13 3QR

**£240,000 - Freehold , Tax Band - B**



# Kirkgate Street

Wisbech, PE13 3QR

\*\*Guide Price £240,000 - £260,000\*\*

Situated on a generous wrap-around plot in a popular location close to the centre of Wisbech, this beautifully refurbished detached bungalow offers spacious and versatile accommodation throughout. Finished to a high standard and benefiting from extensive recent improvements, the property combines modern comfort with excellent outside space, ample parking, and a large garage, making it an ideal home for a range of buyers.

This spacious and beautifully refurbished detached bungalow, situated on a generous wrap around plot on Kirkgate Street in Wisbech, offers an exceptional blend of modern comfort, versatile living space, and superb outside facilities. Accessed via a gated driveway providing ample off street parking for multiple vehicles, the property immediately impresses with its oversized garage complete with an electric roller door, while newly installed fencing with concrete posts surrounds the plot, creating both privacy and security. Upon entering the property, you are welcomed into a long and inviting entrance hallway which provides access to the majority of the accommodation and sets the tone for the high standard of finish found throughout. The spacious living room offers a bright and comfortable setting for relaxation, while the separate dining room creates the perfect space for entertaining and family gatherings, conveniently positioned alongside the stylish newly fitted kitchen which has been thoughtfully updated with modern units and finishes. To the rear of the property, the garden room provides an additional versatile reception space overlooking the surrounding gardens, ideal for use as a sitting area, home office, or hobby room. The bungalow boasts three well proportioned bedrooms, including a generous master bedroom benefitting from its own en-suite facilities, while the remaining bedrooms are served by a beautifully refitted shower room finished to a contemporary standard. The extensive refurbishment works carried out by the current owners include a newly fitted boiler, new radiators, replacement internal doors, a modern fitted kitchen, upgraded bathroom suites, and significant external improvements, ensuring the property is ready for immediate occupation with minimal work required. Occupying a substantial plot with gardens wrapping around the home, this impressive bungalow presents a rare opportunity to acquire a spacious, fully modernised home in a well regarded location close to the amenities of Wisbech.

**Entrance Hall**  
0.87 x 5.04 (2'10" x 16'6")

**Living Room**  
3.15 x 3.79 (10'4" x 12'5")

**Dining Room**  
3.53 x 3.70 (11'6" x 12'1")

**Kitchen**  
4.25 x 2.55 (13'11" x 8'4")

**Garden Room**  
3.22 x 2.60 (10'6" x 8'6")

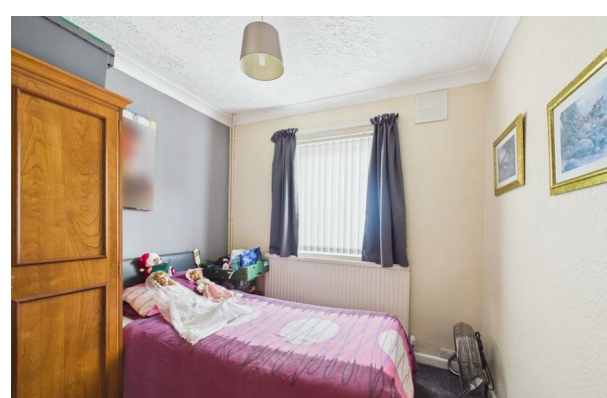
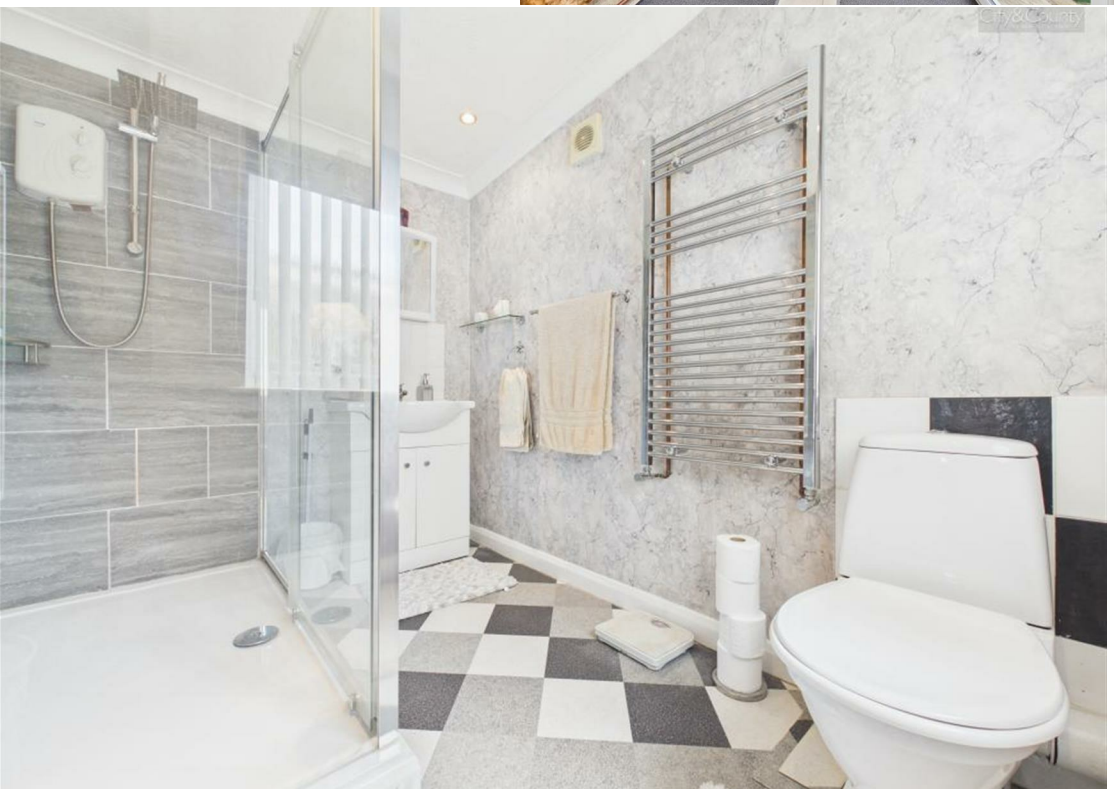
**Master Bedroom**  
5.46 x 2.81 (17'10" x 9'2")

**En-Suite To Master Bedroom**  
1.95 x 2.59 (6'4" x 8'5")

**Bedroom Two**  
3.19 x 3.75 (10'5" x 12'3")

**Shower Room**  
2.56 x 2.38 (8'4" x 7'9")

**Bedroom Three**  
2.51 x 2.67 (8'2" x 8'9")



**Garage**  
4.29 x 6.07 (14'0" x 19'10")

**EPC - C**  
69/86

**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**

- Construction: Standard
- Accessibility / Adaptations: Level Access Shower
- Building safety: No
- Known planning considerations: None
- Flooded in the last 5 years: No
- Sources of flooding: n/a
- Flood defences: No
- Coastal erosion: No
- On a coalfield: No
- Impacted by the effect of other mining activity: No
- Conservation area: No
- Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
- Listed building: No
- Permitted development: No
- Holiday home rental: No
- Restrictive covenant: No
- Business from property NOT allowed: No
- Property subletting: No
- Tree preservation order: No
- Other: No
- Right of way public: No
- Right of way private: No
- Registered easements: No
- Shared driveway: No
- Third party loft access: No
- Third party drain access: No
- Other: No
- Parking: Garage Detached, Driveway Private, Off Street
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: Ftp
- Internet Speed: up to 10000Mbps
- Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

**Disclaimer:** If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

**DRAFT DETAILS AWAITING VENDOR APPROVAL**

