Betwixt, 131 Main Road, Parson Drove, Wisbech, Cambridgeshire, PE13 4LA
Offers In Excess Of £250,000

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 guarantee. 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. The copyright of all details, photographs and floorplans remain exclusive to City & County. PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/
City and County are very pleased to offer for sale this detached bungalow located in the popular and desirable Cambridgeshire VILLAGE LOCATION of Parsons Drove, 7 miles west of Wisbech, conveniently located close to all local amenities and facilities. Surrounded by beautiful FIELD VIEWS, countryside walks and Fenland skies.

Nicely presented accommodation comprises of entrance porch, L shaped Lounge-Diner, Modern Kitchen, Breakfast Room, three good sized Bedrooms plus a four piece suite refitted bathroom. The property benefits from uPVC double glazing and log burning stove with back boiler. Outside to the front is an enclosed front garden accessed via a five bar gate with a gravel driveway leading to the drive through single garage and then leading onto a timber built double garage/workshop with light and power connected. Other outbuildings include a brick built storage shed plus a timber shed. Early viewing advised!

**Porch**
Two windows to front, door to storage cupboard.

**Lounge/Diner**
18’1” x 9’10” (5.50m x 2.99m)
Two uPVC double glazed windows to side, uPVC double glazed picture window to front, fireplace with wood burning stove with glass door in chimney and back boiler, radiator, fitted carpet, TV point, door to:

**Kitchen**
9’9” x 11’7” (2.97m x 3.52m)
uPVC double glazed window to side. Fitted with a matching range of base and eye level units with worktop space over, one and a half bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, fitted electric oven, built-in four ring ceramic hob with extractor hood over, built-in microwave, radiator, ceramic tiled flooring, door to:

**Inner Hallway**
uPVC double glazed side door. Radiator, ceramic tiled flooring, Door to:

**Bedroom 2**
7’10” x 12’6” (2.38m x 3.80m)
uPVC double glazed window to side, radiator.

**Master Bedroom**
9’10” x 17’8” (2.99m x 5.38m)
uPVC double glazed window to rear, radiator, fitted carpet, TV point.

**Bedroom 3**
9’10” x 10’1” (2.99m x 3.07m)
uPVC double glazed window to rear, built-in double wardrobe, radiator, fitted carpet, double door to storage cupboard.

**Bathroom**
uPVC obscure double glazed window to side. Four piece suite comprising bath, pedestal wash hand basin, tiled shower enclosure with fitted shower and close coupled WC, vinyl flooring.

**Double Garage (Workshop) and Single**
Single Garage 5.48m x 3.39m
Double Garage / Workshop 4.62m x 4.88m

**Outside**
To the front lies an enclosed front garden, driveway to the front leading to the integral single garage and providing vehicle parking space for four cars. To the rear is an enclosed rear garden with a variety of mixed plants and shrubs, enclosed by timber panelled fencing to the rear and sides, a foot path leads to rear garden which features a lawned area, brick-built garden shed plus a detached double garage / wooden workshop (4.62m X 4.88m), with power and light connected.

**EPC**
Energy Efficiency Rating : D
Environmental Impact rating: E