Firmin & Co. Estate Agents

6 Woolram Wygate

PE11 1NX

£280,000

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An ideal property for anyone looking for ample covered workshop space this detached Bungalow is ideal for a mechanic, woodworker or anyone with a large item hobby. Situated in a popular part of this thriving town the property is being sold with no onward chain and viewing is recommended.

The property comprises; Entrance Hall, good size Lounge, fitted Kitchen Breakfast Room and a Conservatory. There are three Bedrooms and a family shower/bathroom.

Outside the front garden leads to an enclosed carport 14.5m long and leading to covered area before a double Garage then through to a 6m plus workshop. There is an easy to maintain garden to the rear with another storage building.

Viewing is highly recommended to see how this property can be utilised (STP) for ones own personal use.

Tenure Freehold
Council Tax B

Entrance Porch

Entrance Hall
Doors to

Lounge
19'3" x 12'5" (5.89m x 3.79m)

Kitchen Breakfast Room
10'11" min x 10'11" (3.33m min x 3.33m)
Fitted with numerous base and eye level kitchen units, integrated double electric oven, four ring gas hob and cooker hood, door to

Conservatory
9'4" x 8'8" (2.86m x 2.66m)
doors to Carport and

Cloakroom W.C.

Bedroom 1
12'0" x 10'11" (3.68m x 3.35m)
Fitted wardrobes to one wall

Bedroom 2
12'4" max x 11'10" (3.77m max x 3.63m)
Built in wardrobe and airing cupboard.

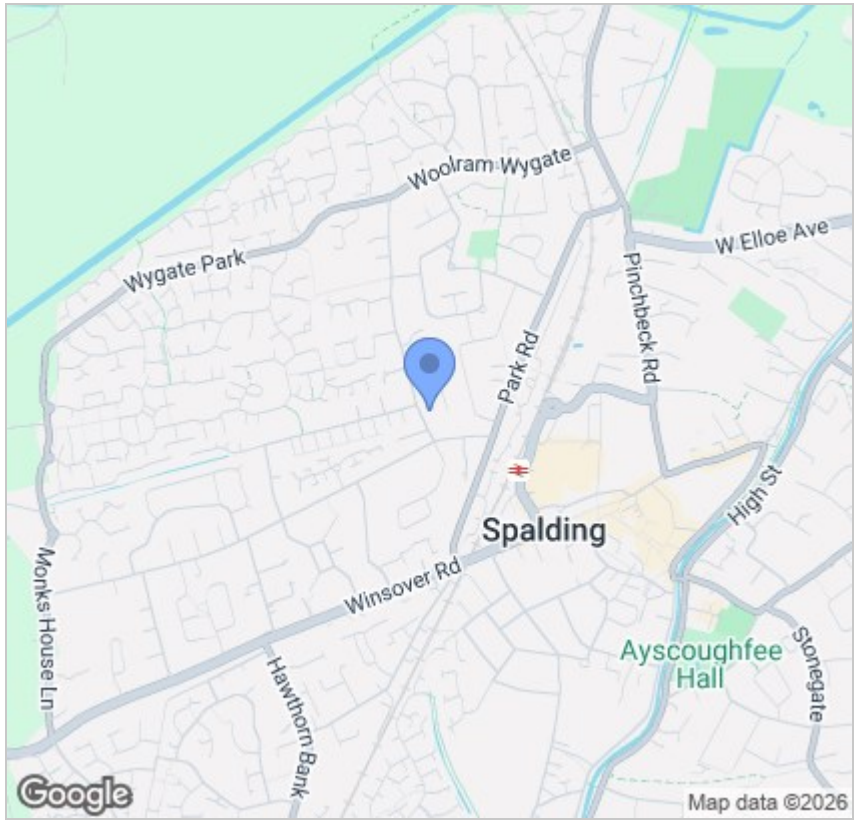
Bedroom 3
8'11" x 7'11" (2.74m x 2.43m)

Bath/Shower Room

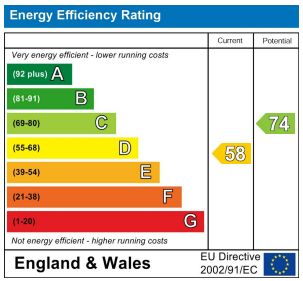
Outside
To the front of the property is an enclosed garden with vehicular access and mature borders. Gated access leads to a large carport/covered area 14.48m x 3.43m max, ideal for storage of as a work area which has leads to a practical covered area in front of the double garage. This double garage opens into another workshop area and the rear garden which is paved for easy maintenance with another storage building.

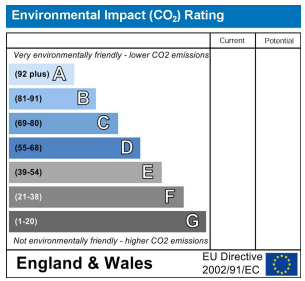
Floor Plan

Area Map



Energy Efficiency Graph





Viewing

Please contact our Crowland Office on 01733 259995
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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