



## 4 bed detached house to buy in

March Road, Guyhirn, Wisbech,  
Cambridgeshire, PE13 4DA

**£250,000** Starting Bid

 x 4  x 2  x 2

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ Four Bedrooms
- ✓ Detached Home
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

Pattinson Auction are pleased to welcome to the market this fantastic four bedroom detached property. A great first time buy or investment opportunity. Viewings are Recommended!

GROUND FLOOR:

Entrance Hall

Double glazed door to front with frosted privacy glass, radiator, under-stairs storage space, stairs leading up to first floor

Sitting Room

21'1" x 14'10" (6.43m x 4.52m)

Double glazed box-bay window to front, tiled fireplace with log-burner, wood flooring, opening through to

Dining Room

11'4" x 10'5" (3.45m x 3.17m)

Double glazed sliding doors opening out to rear garden, radiator, door through to;

Kitchen

11'8" x 11'3" (3.56m x 3.43m)

Fitted with a range of matching cupboard and drawer units, fitted worktop, 1 1/4 ceramic sink unit with drainer board and mixer tap, integrated gas hob, integrated electric oven, integrated dishwasher, tiled splash backs, double glazed window to rear, door through to entrance hall, opening through to;

Utility Room

Cloakroom

Low level WC, wash hand basin, radiator, double glazed frosted window to side

Bedroom 1

9'9" x 9'8" (2.97m x 2.95m)

Double glazed window to front, feature downlighting

En-suite Shower Room

Concealed cistern toilet, vanity sink unit, double shower cubicle, part tiled walls, inset ceiling spotlights, double glazed window to side

FIRST FLOOR:

Landing

Ceiling inset loft access

Bedroom 2

11'6" x 11'4" (3.51m x 3.45m)

Double glazed window to front, radiator

Bedroom 3

12'1" x 10'5" (3.68m x 3.17m)

Double glazed window to rear, radiator

Bedroom 4

11'9" x 9'8" (3.58m x 2.95m)

Double glazed window too rear, wardrobe with integral double wardrobe with hanging rail and shelving, radiator

Bedroom 5

11'6" x 7'6" (3.51m x 2.29m)

Double glazed window to front, single integral wardrobe with shelving, radiator

## Bathroom

Please note: the bathroom is not complete. Comprising; low level WC, pedestal wash hand basin, bath, shower base, heated towel rail

## OUTSIDE:

The front of the property features gated entry with a generous driveway and parking area allowing off-road parking for multiple vehicles. The front area is part enclosed with fencing and is tree lined to the right hand side.

The rear garden is mostly laid to lawn with a number of sheds and animal pens. There is a further gated area to the side with a greenhouse. There is open access around the side, giving access to the lean-to shed and the front of the property.

The workshop measures 33'7" x 16'10" and has power and light internally, with an electric roller shutter door to the front and UPVC door to the side. There is a further office space at the rear of the workshop measuring 16'8" x 6'5".

The garden is currently overgrown and ideally needs to be cleared to be appreciate it's full potential and it's size.

Council Tax Band: C (Fenland District Council)

Tenure: Freehold

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Tenure: Freehold

Price: Starting Bid £250,000

Property Type: Detached House

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

## Entrance Hall

Double glazed door to front with frosted privacy glass, radiator, under-stairs storage space, stairs leading up to first floor

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## Sitting Room

6.43m x 4.52m (21'1" x 14'9")

Double glazed box-bay window to front, tiled fireplace with log-burner, wood flooring, opening through to

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## Dining Room

3.45m x 3.17m (11'3" x 10'4")

Double glazed sliding doors opening out to rear garden, radiator, door through to;

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## Kitchen

3.56m x 3.43m (11'8" x 11'3")

Fitted with a range of matching cupboard and drawer units, fitted worktop, 1 1/4 ceramic sink unit with drainer board and mixer tap, integrated gas hob, integrated electric oven, integrated dishwasher, tiled splash backs, double glazed window to rear, door through to entrance hall, opening through to;

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## Utility Room

## Cloakroom

Low level WC, wash hand basin, radiator, double glazed frosted window to side

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## Bedroom 1

2.97m x 2.95m (9'8" x 9'8")

Double glazed window to front, feature downlighting

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## En-suite Shower Room

Concealed cistern toilet, vanity sink unit, double shower cubicle, part tiled walls, inset ceiling spotlights, double glazed window to side

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## Landing

Ceiling inset loft access

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## Bedroom 2

3.51m x 3.45m (11'6" x 11'3")

Double glazed window to front, radiator

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## Bedroom 3

3.68m x 3.17m (12'0" x 10'4")

Double glazed window to rear, radiator

## **Bedroom 4**

*3.58m x 2.95m (11'8" x 9'8")*

Double glazed window too rear, wardrobe with integral double wardrobe with hanging rail and shelving, radiator

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## **Bedroom 5**

*3.51m x 2.29m (11'6" x 7'6")*

Double glazed window to front, single integral wardrobe with shelving, radiator

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## **Bathroom**

Please note: the bathroom is not complete. Comprising; low level WC, pedestal wash hand basin, bath, shower base, heated towel rail

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## **OUTSIDE:**

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**Ground Floor**



**First Floor**



**Garage**

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 orientations 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.focalagent.com

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			76
(55-68) <b>D</b>		53	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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