

DIRECTIONS

SATNAV: PE14 8JP

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.



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Krisanna Middle Drove St. Johns Fen End Wisbech Norfolk PE14 8JP

TWO BEDROOM DETACHED BUNGALOW WITH DOUBLE GARAGE

Wisbech

£495,000 Freehold

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sales@brittons.net





ENTRANCE PORCH Tiled floor. French doors to:	9'9 x 7'5 (2.97m x 2.26m)
HALLWAY Wooden floor. Double radiator. Airing cupboard.	28'9 x 6'0 (8.76m x 1.83m)
LOUNGE Wooden flooring. Feature fireplace. Double radiator. Window to front aspect.	21'0 x 20'3 (6.40m x 6.17m)
DINING ROOM Wooden flooring. Double radiator. French doors to:	11'3 x 9'5 (3.43m x 2.87m)
CONSERVATORY Laminate flooring. French doors to garden.	20'4 x 9'9 (6.20m x 2.97m)
KITCHEN/BREAKFAST ROOM Range of wall, base and drawer units with worktops over. Water softener. Integrated dishwasher. Electric range cooker. Double radiator. Laminate flooring. Windows to front and side aspects.	27'4 x 12'5 (8.33m x 3.78m)
STUDY Fitted carpet. Double radiator. Window to rear aspect.	6'11 x 5'10 (2.11m x 1.78m)
CLOAKROOM Two piece suite comprising wash hand basin and w.c. Tiled floor. Radiator. Window to rear aspect.	5'10 x 2'11 (1.78m x 0.89m)
MASTER BEDROOM Fitted carpet. Double radiator. Window to rear aspect.	13'5 x 13'3 (4.09m x 4.04m)
EN-SUITE SHOWER ROOM Three piece suite comprising shower enclosure, vanity wash hand basin and w.c.	9'2 x 3'0 (2.79m x 0.91m)
BEDROOM 2 Fitted carpet. Double radiator. Window to rear aspect.	15'5 x 13'5 (4.70m x 4.09m)
FAMILY BATHROOM Four piece suite comprising Corner shower enclosure, spa bath, vanity wash hand basin and w.c. Double radiator. Tiled floor. Window to rear aspect.	13'4 x 7'9 (4.06m x 2.36m)
INNER HALLWAY Wooden flooring. Double radiator. Window to front aspect. Door to:	9'10 x 9'10 (3.00m x 3.00m)
UTILITY Tiled floor. Window to rear aspect	6'5 x 6'0 (1.96m x 1.83m)
DOUBLE GARAGE Electric door. Boiler. Window to rear aspect.	
FRONT GARDEN Right side access with 5 bar gate mainly laid to lawn with trees and shrubs. Left side access to the rear of the property.	
REAR GARDEN Mainly laid to lawn with trees and patio area. Outdoor sockets. Summerhouse/workshop with power and light. Greenhouse.	
IMPORTANT INFORMATION MEASUREMENTS: All measurements quoted are approximate.	

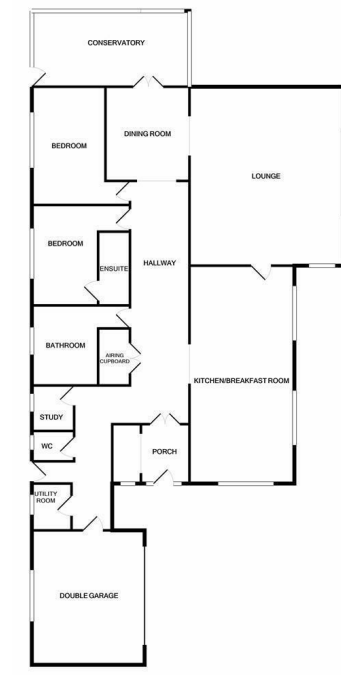


Nestled in the tranquil setting of Middle Drove, St. Johns Fen End, Wisbech, this charming two-bedroom detached bungalow offers a delightful blend of comfort and space. Set on approximately 0.9 acres in a rural setting, the property is well presented and boasts a spacious layout.

The bungalow features two generously sized bedrooms, providing ample room for relaxation and rest. With two bathrooms, convenience is at your fingertips, ensuring that morning routines and guest visits are effortlessly managed. The property is designed to cater to modern living while maintaining a warm and inviting atmosphere.

One of the standout features of this home is the extensive parking available for up to seven vehicles, making it perfect for those with multiple cars or for hosting gatherings. Additionally, the double garage offers further storage options or the potential for a workshop, catering to various needs.

Surrounded by picturesque countryside, this bungalow provides a serene environment while still being within reach of local amenities.



While every effort has been made to ensure the accuracy of the floor plan information, measurements of rooms, fixtures, fittings and other details are approximate and not guaranteed to be exact. The floor plan, fixtures and fittings shown are not intended to be a contract and are subject to change without notice. All measurements are to the face of the walls unless otherwise stated. © 2011. All rights reserved. Made with AutoCAD 2011.



