



Station Road South, Walpole St. Andrew, WISBECH, PE14 7NB

welcome to

Station Road South, Walpole St. Andrew, WISBECH

Combining character, comfort and a generous garden, this attractive cottage is perfectly suited to first-time buyers. Set within a peaceful village location, it offers a wonderful countryside lifestyle while remaining well connected to King's Lynn and surrounding amenities.



Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the front. Storage cupboard housing boiler.

Kitchen/Diner

This fitted kitchen includes both wall & base units with work surfaces over, a ceramic sink & drainer unit, a low-level electric oven & an electric hob. There is also space for a fridge/freezer, as well as space & plumbing for a washing machine. Radiator. Double-glazed window to the front.

Living Room

Double-glazed windows to the front & side. Radiator. Fireplace with electric fire. Stairs leading to the first floor landing.

Shower Room

Fitted with WC, wash hand basin & shower cubicle. Radiator. Double-glazed window to the side.

First Floor**Bedroom One**

Double-glazed window to the front. Radiator.

Bedroom Two

Double-glazed window to the side. Radiator.

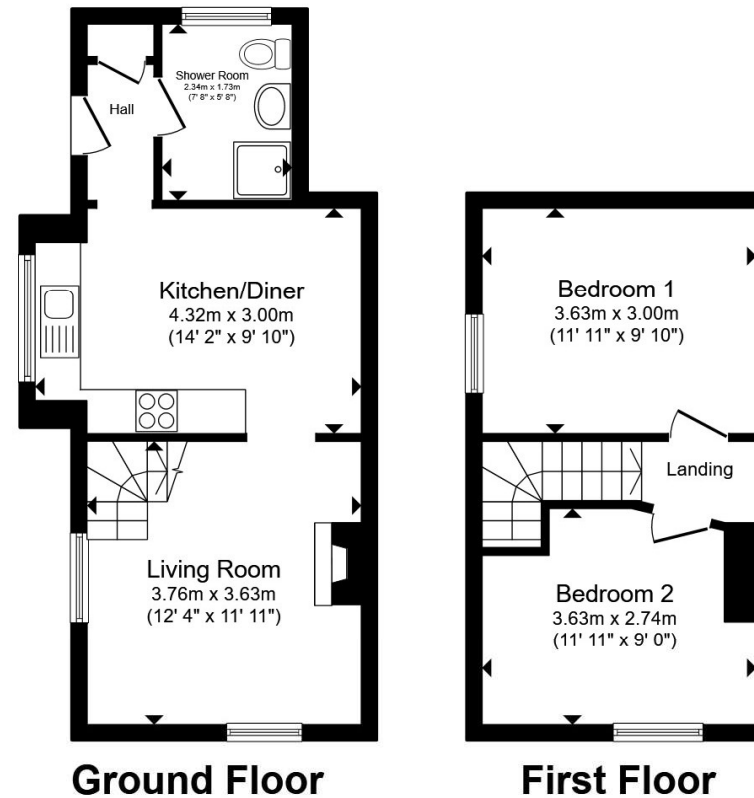
Outside

To the front of the property, a large, shared gravelled driveway provides off-road parking. To the rear, the generous garden is fully enclosed by timber fencing & offers a lawned area alongside a large patio covered by a pergola.

Agent's Note

Heating to the property is served by electric heating & waste from the property is served by a septic tank.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 57.9 m² (623 sq.ft.) approx

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 orientation 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.propertybox.io



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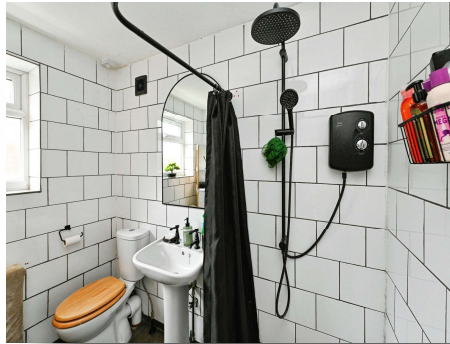
**Station Road South, Walpole St. Andrew,
WISBECH**

- Two bedroom semi-detached cottage
- Peaceful village location
- Close to nearby towns
- Generous rear garden
- Driveway parking

Tenure: Freehold EPC Rating: F

Council Tax Band: A

£190,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
KLN120216 - 0003

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