



# MAXEY GROUNDS

residential.sales@maxeysgrounds.co.uk

01945 428820

Residential Sales

## £195,000



Ref: B2038

### **16 Fen View, Christchurch, Wisbech, Cambridgeshire PE14 9PB**

A Desirable 2 Bedroom Semi-Detached Bungalow. Sought After Village Location. Benefitting from a Lounge, Kitchen/Diner, Two Double Bedrooms, Bathroom and a New Conservatory. Good size rear garden. Attached Single Garage and Off-Road Parking. Quiet Cul-De-Sac location. This property is offered with Vacant Possession and No Forward Chain.





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**ENTRANCE HALL** Fully glazed UPVC front door. Recessed storm porch. Loft access. Shelved airing cupboard. Electric heater. Door chime.

**LOUNGE** 15' 8" x 11' 7" (4.79m x 3.55m) UPVC double glazed window to front. Feature brick hearth. Radiator.

**KITCHEN/DINER** 14' 11" x 12' 2" (4.57m max x 3.72m max) Fully glazed UPVC door and windows to Conservatory. Range of wall and base units with work tops over. Stainless steel sink with drainer and mixer taps. Tiled splashback's. Space for free-standing electric cooker with extractor fan over. Plumbing for washing machine. Radiator.

**CONSERVATORY** 13' 1" x 7' 1" (4.00m x 2.16m) Recent addition to property. Part brick and part UPVC double glazing. Sealed polycarbonate roof.

**BEDROOM ONE** 14' 11" x 12' 2" (4.57m x 3.72m max) UPVC double glazed window to rear. Radiator.

**BEDROOM TWO** 11' 8" x 10' 1" (3.56m x 3.08m) UPVC double glazed window to front. Telephone socket. Radiator.

**BATHROOM** 6' 9" x 5' 9" (2.07m x 1.77m) UPVC double glazed window to side. Low-level WC. Pedestal hand basin. Panelled bath with mixer taps and shower attachment. Radiator. Part tiled walls.

**OUTSIDE** To the front, mainly laid to gravel providing off-road parking for two cars. Mature plants and shrubs. Outside lighting. Wooden pedestrian gate to side. To the rear mainly laid to gravel. Patio area. Mature plants and shrubs. Boarded with wooden fencing.

**ATTACHED SINGLE GARAGE** 15' 1" x 7' 9" (4.62m x 2.37m) Up and over door. UPVC part glazed door and window to rear. Power and lighting.

**SERVICES** Mains water, electricity and drainage.

**VIEWING** Strictly by appointment with the selling agent Maxey Grounds.

**POSSESSION** Vacant possession upon completion of the purchase.



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**DIRECTIONS** Take the A1101 south out of Wisbech, continue through Upwell and Three Holes. After Three Holes turn right onto Croft Road (B1098). Follow the B1098 to the left onto Sixteen Foot Bank. Take the fourth right onto Crown Road. Continue straight onto Upwell Road then take the first right into Fen View, then immediate right again and the property can be found be on the left.

**COUNCIL TAX BAND** B

**EPC RATING** BAND E

**PARTICULARS PREPARED** 13<sup>th</sup> September  
2022 Updated 22<sup>nd</sup> September 2022  
Updated 22<sup>nd</sup> December 2022





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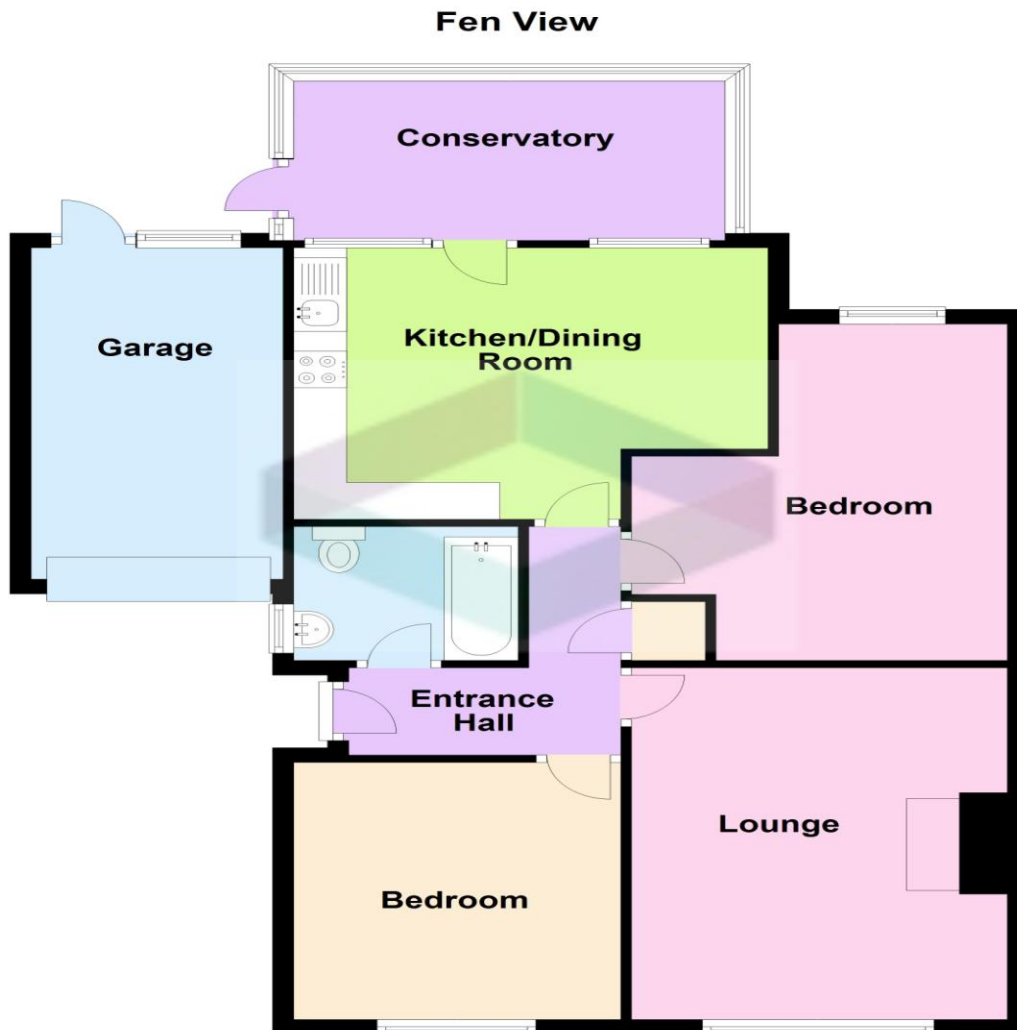


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Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.