



MAXEY GROUNDS

residential.sales@maxeygrounds.co.uk

01945 428820

Residential Sales

£115,000



Ref: T784

21 Prince Street, Wisbech, Cambridgeshire PE13 2AY

A 2 Bedroom Semi-Detached House, with accommodation to include two Reception Rooms, Kitchen and Downstairs Cloakroom with both Bedrooms and family Bathroom to the first floor. Garden to rear. Ideal Investment property or First Time Buyers. Offered with Vacant Possession and No Forward Chain.





MAXEY GROUNDS

residential.sales@maxeygrounds.co.uk

01945 428820

Residential Sales

LOUNGE 13' 7" x 11' 5" (4.15m x 3.49m into bay) Composite part glazed, double glazed front door. Bay style UPVC double glazed window to front. Tiled hearth. Radiator. Telephone socket.

DINING ROOM 12' 3" x 11' 4" (3.74m x 3.47m) Windows to side and rear - double aspect. Stairs to first floor. Storage cupboard. Radiator. Alarm panel.

KITCHEN 16' 11" x 7' 6" (5.17m x 2.31m) UPVC double glazed window and Wooden part glazed door to side. Range of wall and base units with worktops over. Stainless steel sink with drainer and mixer taps. Wall mounted Ideal boiler. Radiator. Space for free-standing electric cooker. Plumbing for washing machine. Tiled splashback's.

DOWNSTAIRS CLOAKROOM 7' 10" x 2' 9" (2.41m x 0.84m) Wooden window to rear. Low-level WC. Wall mounted hand basin. Tiled splashback. Radiator.

LANDING Wooden window to side. Loft access. Radiator.

BEDROOM ONE 11' 6" x 11' 5" (3.52m x 3.49m) UPVC double glazed windows to front. Feature fireplace. Radiator. Aerial socket. Telephone socket.

BEDROOM TWO 12' 0" x 8' 4" (3.68m x 2.55m) UPVC double glazed window to rear. Radiator. Storage cupboard.

BATHROOM 7' 8" x 7' 7" (2.35m x 2.33m) UPVC double glazed window to rear. Part sloping ceiling. Low-level WC. Pedestal hand basin. Panelled bath. Tiled splashback's. Radiator.

OUTSIDE To the front low brick wall to curb. Wooden pedestrian gate to side. To the rear part laid to wooden decking and patio. Mature plants and shrubs. Boarded with wooden fencing.

SERVICES All mains services are connected.

VIEWING Strictly by appointment with the Agent Maxey Grounds.

POSSESSION Vacant possession upon completion of the purchase.

DIRECTIONS Take the A1101 dual carriageway (Churchill Road) out of town. At the third set of traffic lights turn left into Norwich Road. Take the third right into Prince Street and the property can be found almost to the end of the road on the right-hand side



MAXEY
GROUNDS

residential.sales@maxeygrounds.co.uk

01945 428820

Residential Sales

COUNCIL TAX BAND A

EPC RATING BAND D

PARTICULARS PREPARED 4th August 2022

Updated 16th November 2022 updated 23rd
January 2023



MAXEY GROUNDS





MAXEY
GROUNDS



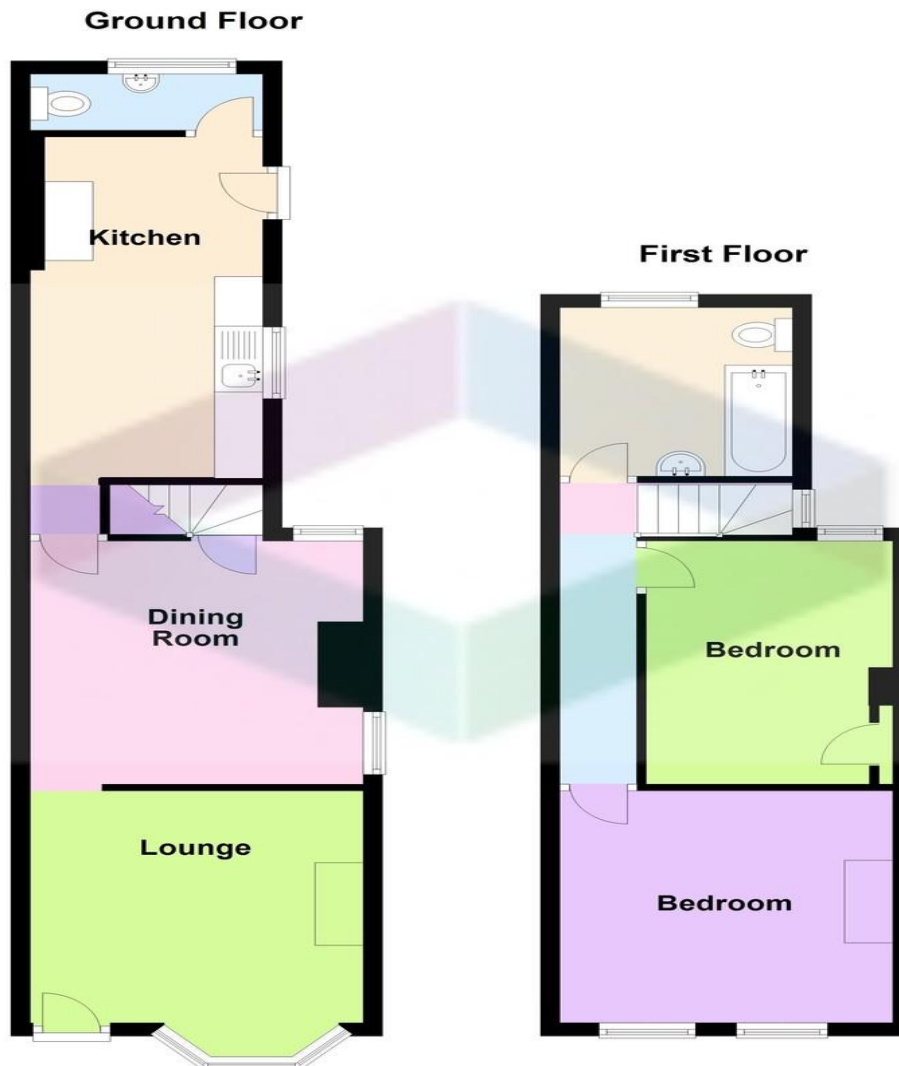


MAXEY GROUNDS

residential.sales@maxeygrounds.co.uk

01945 428820

Residential Sales



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.