



# MAXEY GROUNDS

residential.sales@maxeygrounds.co.uk

01945 428820

Residential Sales

## £350,000



Ref: S1512

**5 Brimstone Close, Upwell Road,  
Christchurch, Wisbech, Cambridgeshire  
PE14 9PF**

Great Opportunity to purchase a Brand New Detached Bungalow in the village of Christchurch. The property will offer a Fantastic open plan living space with separate Utility Room, Three Double Bedrooms, four piece Family Bathroom and En-Suite. Outside offers Gardens, Parking and Garage. No Upward Chain.





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**ENTRANCE HALL** Double glazed Entrance door leading to Lobby and Hallway. Doors leading off to all bedrooms, Bathroom, Lounge/Kitchen/Diner. Airing cupboard. Loft access.

**LOUNGE/KITCHEN/DINER** 33' 7" x 12' 3" (10.24m x 3.75m) Two double glazed windows to rear. French doors to rear. Door to Utility. Fitted Kitchen with oven, hob and extractor hood.

**UTILITY ROOM** 10' 0" x 5' 7" (3.07m x 1.71m) Double glazed door to rear. Door to Garage.

**BEDROOM ONE** 11' 5" x 10' 5" (3.5m x 3.20m) Double glazed window to front. Door to En-Suite.

**ENSUITE** Three piece suite comprising shower cubicle, wash basin and low level flush WC. Extractor fan. LVT flooring.

**BEDROOM TWO** 11' 5" x 9' 10" (3.5m x 3m) L shaped. Double glazed window to front.

**BEDROOM THREE** 10' 7" x 10' 5" (3.25m x 3.20m) Double glazed window to front.

**BATHROOM** Four piece suite comprising Shower cubicle, bath, wash basin and low level flush WC. Double glazed window to side. Extractor fan. LVT flooring.

**GARAGE** 22' 11" x 9' 10" (7m x 3m) Electric door. Power and light. Double glazed door to rear.

**SERVICES** Mains water, electricity and drainage. Air Source underfloor heating.

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

**POSSESSION** Freehold with vacant possession on the completion of the purchase.

**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 and the property will be on the right behind Syringa House at the junction with Hill Road and Upwell Road.

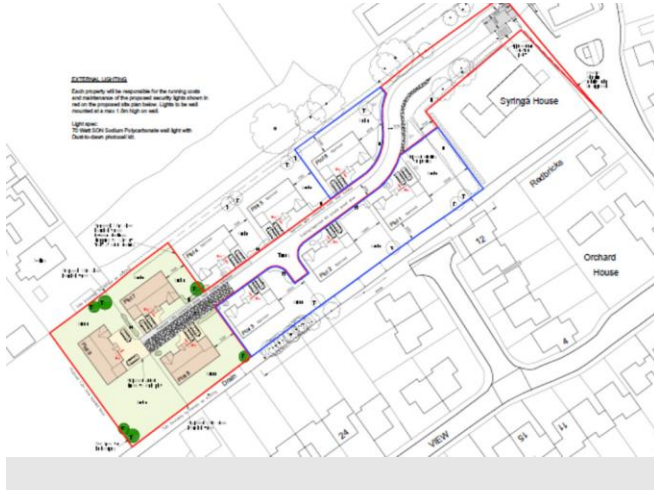
**COUNCIL TAX BAND** TBC

**EPC RATING** BAND TBC

**PARTICULARS PREPARED** 5<sup>th</sup> October 2022



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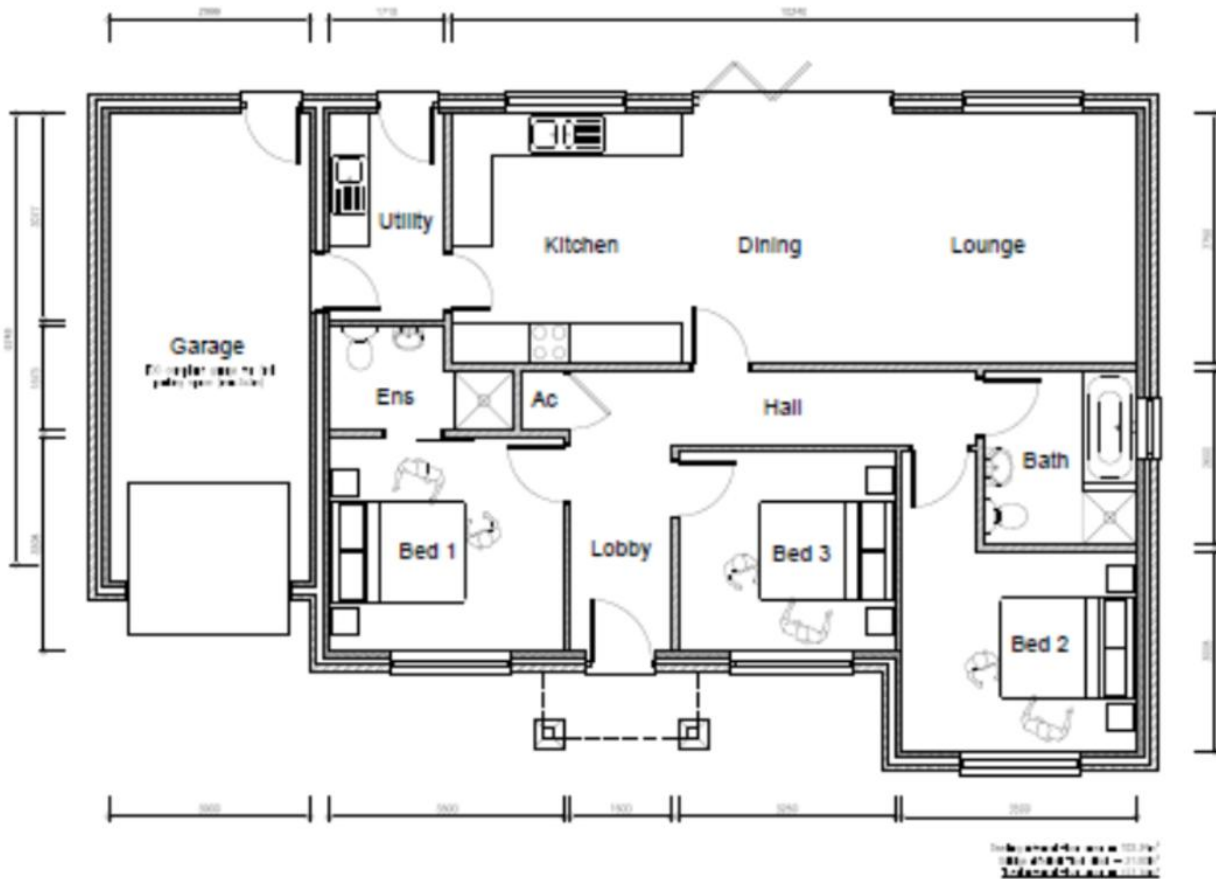


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Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good 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.