



# MAXEY GROUNDS

residential.sales@maxeysgrounds.co.uk

01945 428820

Residential Sales

## £190,000



Ref: B2041

### **23 Main Road, Friday Bridge, Wisbech, Cambridgeshire PE14 0HJ**

A Neat, Well Presented 1 Bedroom Detached Bungalow, Popular Village location. Benefitting from a Lounge/Diner, Kitchen, Cloakroom/Utility Room, Double Bedroom and Shower Room. Outside, Low Maintenance Garden area and Off-Road Parking. UPVC Double Glazing and Gas Central Heating. This property is offered with Vacant Possession and No Forward Chain.





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**LOUNGE/DINER** 23' 1" x 11' 11" (7.05m into bay x 3.65m) UPVC front door with storm porch over. Bay style UPVC double glazed window to front and UPVC double glazed window to rear – double aspect. Feature fireplace. Two radiators. Telephone socket.

**KITCHEN** 14' 9" x 6' 11" (4.51m x 2.12m) UPVC double glazed window to side. Range of wall and base units with worktops over. Stainless steel sink with drainer and mixer taps. Tiled splashback. Space for electric cooker and fridge freezer. Shelved storage cupboard. Radiator.

**REAR ENTRANCE LOBBY** 4' 1" x 3' 0" (1.26m x 0.92m) UPVC part glazed, double glazed rear door. Storage cupboard housing wall mounted 'Ideal' boiler.

**CLOAKROOM/UTILITY ROOM** 6' 11" x 5' 7" (2.13m x 1.72m) UPVC double glazed window to rear. Low-level WC. Pedestal hand basin. Plumbing for washing machine. Wall mounted units and worktop. Radiator.

**BEDROOM** 12' 6" x 9' 9" (3.83m into bay x 2.99m) Bay style UPVC double glazed window to front. Built-in wardrobe. Radiator.

**SHOWER ROOM** 9' 9" x 7' 1" (2.98m x 2.17m) UPVC double glazed window to rear. Low level WC. Pedestal hand basin with mixer taps. Shower cubicle with wall mounted 'Mira' shower. Part tiled walls. Extractor fan. Loft access.

**OUTSIDE** To the front, mainly laid gravel. Low decorative wall to curb with ornate metal pedestrian gate. Outside lighting. Wooden pedestrian gate to rear. The rear is mainly laid to patio and gravel. Mature plants and shrubs. Wooden shed. Greenhouse. Ornate metal pedestrian gate to rear. Off-road parking. Outside lighting.

**SERVICES** All mains services are connected.

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

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



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**DIRECTIONS** From the town centre take the A1101 dual carriageway (Churchill Road) out of Wisbech. At the end of the carriageway carry straight on over the roundabout to stay on the A1101 (Elm High Road). Turn right at the bend next to the China Rose, signed Elm and Friday Bridge (Main Road). Follow the road through Elm and continue onto Fridaybridge Road and then Main Road. The property can be located on the right opposite the Church.

**COUNCIL TAX BAND** B

**EPC RATING** BAND TBC

**PARTICULARS PREPARED** 26<sup>th</sup> January  
2023





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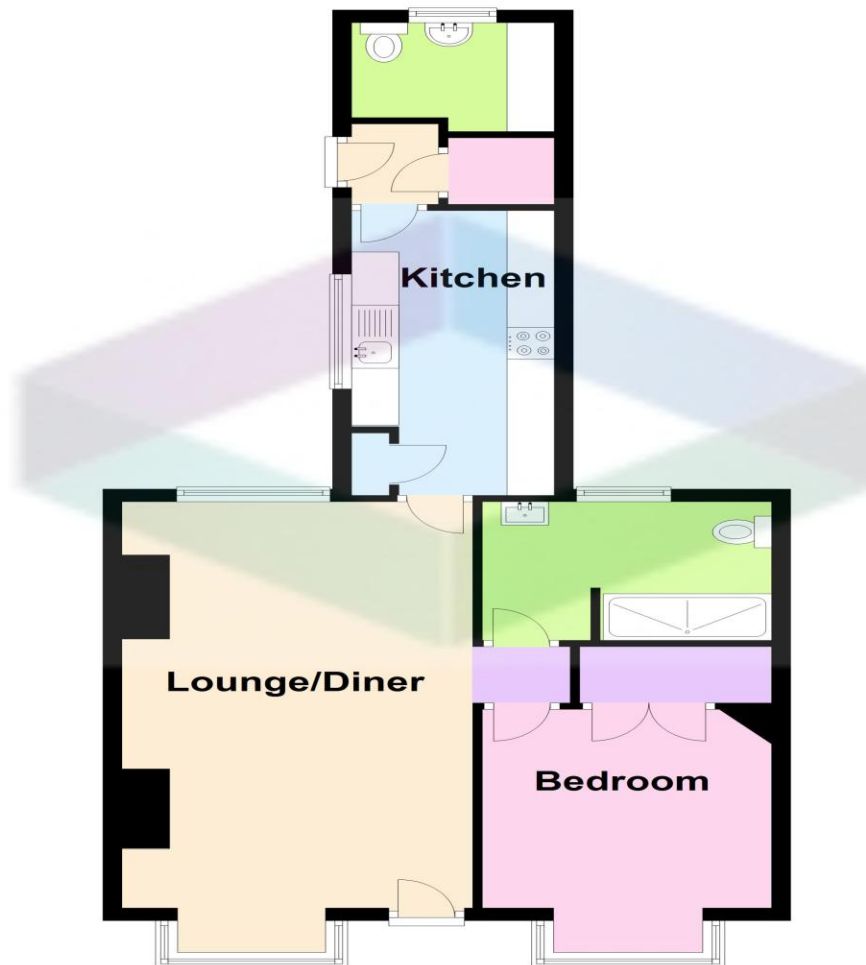
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## Main Road

Approx. 61.4 sq. metres (661.3 sq. feet)



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.