



Church Road, Christchurch WISBECH
£280,000 **Freehold**

**Sharman
Quinney**

Key Features



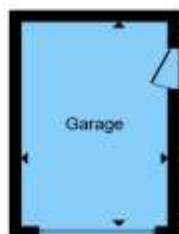
- No Onward Chain
- Peaceful Village Location
- Field Views to Rear
- Generous Rear Garden
- Ample Off Road Parking plus Garage

The property is entered via a long entrance hall, providing access to all rooms and benefitting from two useful storage cupboards.

To the rear of the property is the generous lounge, featuring a fireplace and sliding patio doors opening directly onto the rear garden. Also overlooking the garden is the kitchen, which is fitted with a range of modern base and wall units, tiled splashbacks, stainless steel sink and drainer, oven and space for a washing machine and fridge/freezer. There is also ample space for a large dining table, making this a practical and sociable space for everyday living

There are three well-proportioned double bedrooms positioned towards the front and centre of the property. Bedroom one benefits from a bay window overlooking the front garden, built-in wardrobes and a private en-suite shower room. Bedroom two also enjoys a bay window to the front, while bedroom three has a side-facing window.





Garage



Ground Floor

Total floor area 103.1 m² (1,109 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.ie



Completing the accommodation is the main bathroom, fitted with a four-piece suite comprising a separate shower, corner bath, pedestal wash hand basin and WC.

Outside, the front of the property offers generous off-road parking via a gravelled driveway, which leads to the single garage positioned to the side. The front garden is attractively landscaped with mature shrubs and trees, providing a good degree of privacy from the road.

The rear garden is a particularly generous feature of the property, being predominantly laid to lawn and well established with a variety of mature shrubs and trees. A picket fence to the rear allows for lovely open views across the surrounding farm fields, creating a pleasant and private outdoor space.

Agents Note

Please note that the AML fee covers 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.

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