





School Road, Terrington St. John, Wisbech, PE14 7SG

welcome to

School Road, Terrington St. John, Wisbech

Occupying a generous mature plot and offered with no onward chain, this spacious home presents an exciting opportunity to create something truly special. Set within the popular village of Terrington St John, it combines excellent potential with beautifully established gardens and a private setting.













Accommodation:
Entrance door to:

Entrance Porch
Door to the side.

Kitchen
Fitted with wall & base units with work surfaces over, a stainless steel sink & drainer unit, a low-level electric oven & an electric hob. There is also space for an under-counter fridge, as well as space & plumbing for a washing machine. Double-glazed windows to the front & side.

Lounge
Double-glazed window to the front. Radiator. Exposed brick fireplace.

Dining Room
Double-glazed window to the side. Radiator.

Hallway
Stairs leading to the first floor landing. Radiator.

Bathroom
Fitted with WC, pedestal wash hand basin & bath with shower attachment. Radiator. Built-in storage cupboard. Double-glazed window to the rear.

First Floor Landing
Stairs from the hallway. Double-glazed window to the side.

Bedroom One
Double-glazed window to the side. Radiator.

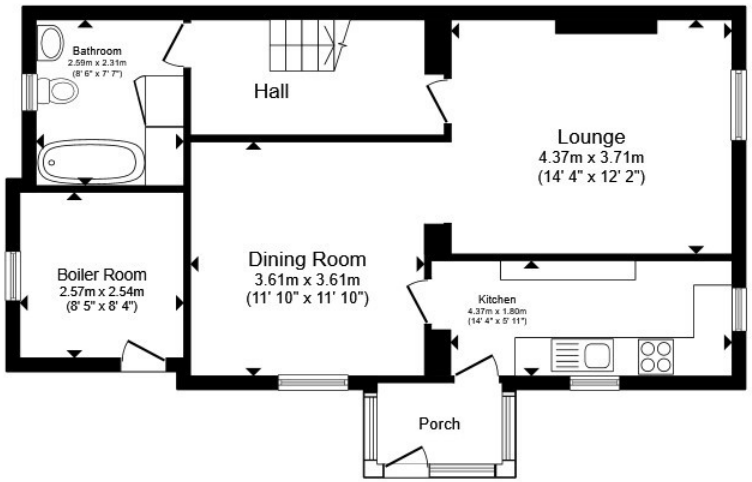
Bedroom Two
Double-glazed window to the front. Radiator.

Bedroom Three
Double-glazed window to the front. Radiator.

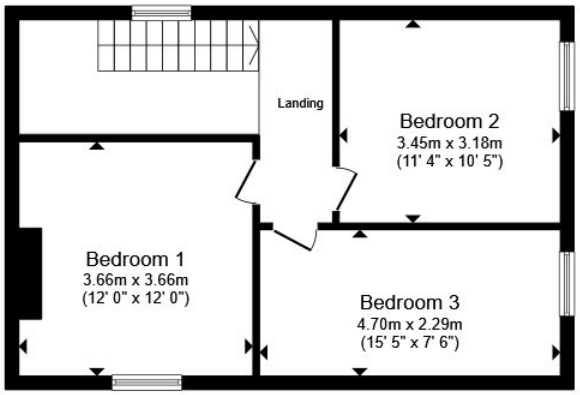
Outside
Outside, a gate opens onto the gravelled driveway, providing off-road parking for several vehicles and leading to the garage. Occupying a generous and mature plot, the property enjoys well-maintained lawned gardens wrapping around the front, side and rear. The front and side gardens are enclosed by established hedging and mature trees, creating a pleasant degree of privacy. To the rear, the spacious garden is predominantly laid to lawn and complemented by a patio seating area, ideal for outdoor entertaining and relaxation.

Agent's Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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.

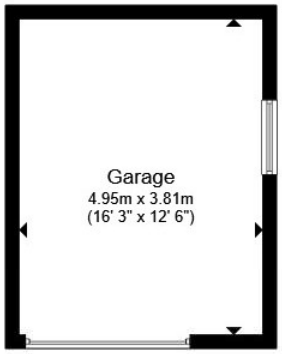
Heating to the property is served by oil central heating & waste from the property is served by a cess pit. Please contact the branch for more information if required.



Ground Floor



First Floor



Garage

Total floor area 129.0 m² (1,389 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.io

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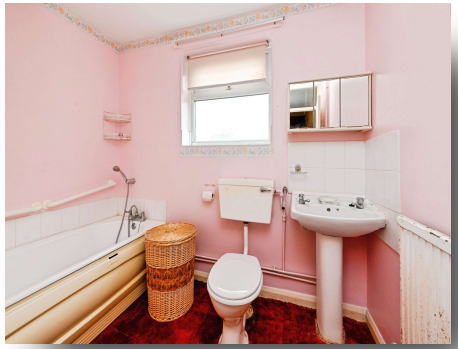
School Road, Terrington St. John, Wisbech

- Three bedroom semi-detached house
- No chain!
- Generous mature plot
- Popular village location in Terrington St John
- Spacious lounge + separate dining room

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£230,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
KLN120307 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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