



### 3 bed cottage to buy in PE13

High Road, Newton-in-the-Isle, Wisbech,  
Cambridgeshire, PE13 5HR

**£100,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

Off Street parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ MID-TERRACE HOUSE
- ✓ OFF ROAD PARKING
- ✓ IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Oil
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Located in the charming village of Newton-In-The-Isle, this delightful three-bedroom mid-terrace cottage offers a perfect blend of comfort and character.

Upon entering, you are welcomed into the front porch that leads directly into the kitchen, creating a warm and inviting space for family gatherings and culinary adventures. The cottage features a well-proportioned reception room, perfect for relaxation or entertaining guests.

The three bedrooms are thoughtfully designed, providing ample space for family or guests, and the downstairs bathroom adds to the convenience of this lovely home.

This property is an excellent opportunity for those seeking a charming residence. With its traditional features and modern comforts, it is sure to appeal to a variety of buyers. Whether you are a first-time buyer, a growing family, or looking for a peaceful retreat, this cottage is a must-see.

### THREE BEDROOM MID-TERRACE HOUSE

Porch - 1.88m x 1.30m (6'2" x 4'3") - Vinyl flooring, two windows to side aspects, front garden leads to parking area.

Kitchen - 4.14m x 3.38m (13'7" x 11'1") - Range of wall base and drawer units. Integrated oven and hob double radiator tiled floor flooring.

Lounge - 3.68m x 3.38m (12'1" x 11'1") - Carpet double radiator window to the rear and door to the rear that leads into the conservatory.

Bathroom - 2.26m x 1.65m (7'5" x 5'5") - Tall flooring window to rear double radiator bath with electric shower over WC and pedestal hand wash basin

Conservatory - 3.12m x 1.80m (10'3" x 5'11") - Tile flooring door to rear garden.

Bedroom One - 3.76m x 3.45m (12'4" x 11'4" ) - Carpet radiator window to rear aspect.

Bedroom Two - 3.81m x 3.43m (12'6" x 11'3") - Carpets radiator window to rear aspect.

Bedroom Three - 3.45m x 3.00m (11'4" x 9'10") - Carpet double radiator window to rear built in cupboard. Loft access.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £100,000

Property Type: Cottage

Parking: Off Street

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Oil

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

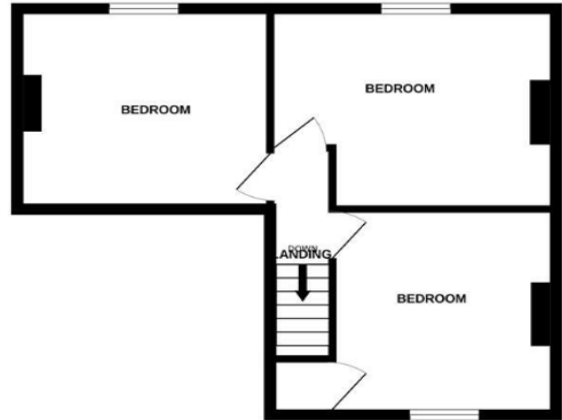
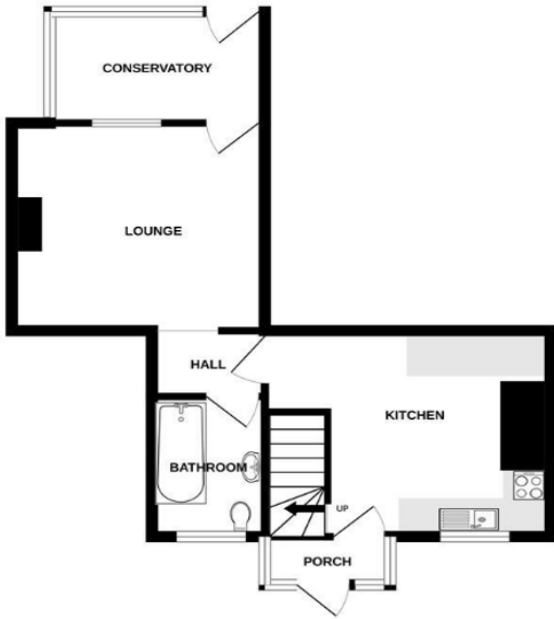
Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		53	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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