

**Put Your Own Stamp
On This! Church
Drove Outwell PE14
8RP Offers In Excess
Of £200,000 Freehold**

haart
WISBECH

01945 467555

Available 8am - 10pm every day

haart.co.uk



Ref: HRT006920449

Ideal project! Found in the sought after village of Outwell is this two bedroom detached bungalow. Sitting on a generous plot and in need of modernisation, the possibilities are endless.

- **Detached Bungalow**
- **Two Bedrooms**
- **Village Location**
- **No Onward Chain**
- **Ideal Project**
- **Generous Rear Garden**



Entrance

Upvc double glazed obscured glass entrance door opening to entrance hall

Entrance Hall 9'4" x 9'3" (2.84m x 2.82m)

Radiator, carpet, loft access, door to all rooms

Sitting Room 17'8" x 11'7" >10'4"

Upvc double glazed windows to side and front, radiator, tv point, wall lighting, carpet flooring, gas fire

Kitchen 17'10" > 16'11" x 8'7' max

2x Upvc double glazed windows to rear, obscured



glass door to lean to, radiator, vinyl flooring,
kitchen with units at wall and base level with work
surfaces over, stainless steel sink and drainer with
mixer tap, integrated oven, 4 ring electric hob,
extractor hood over, door to shelved pantry

Lean to 14' x 10'1" > 8'8"

Upvc double glazed window to front, radiator,
carpet

Bedroom One 11'9" x 10'10" (3.58m x 3.3m)

Upvc double glazed window to front, radiator,
carpet flooring, double built in wardrobe

Bedroom Two 11'0" x 7'6" (3.35m x 2.29m)

Upvc double glazed window to side and rear,
radiator, built in double wardrobe, carpet

Bathroom 8'5" > 5'7" x 6'

Obscured glass Upvc double glazed window to
rear, low level WC, panelled bath, pedestal hand
wash basin, fully tiled walls, radiator, wall heater,
door to airing cupboard

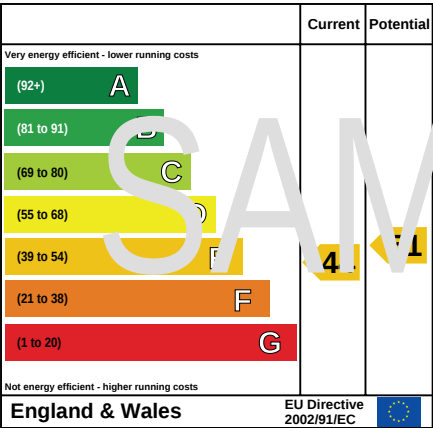
Garage 21'0" x 9'9" (6.4m x 2.97m)

GROUND FLOOR
1042 sq.ft. (96.8 sq.m.) approx.

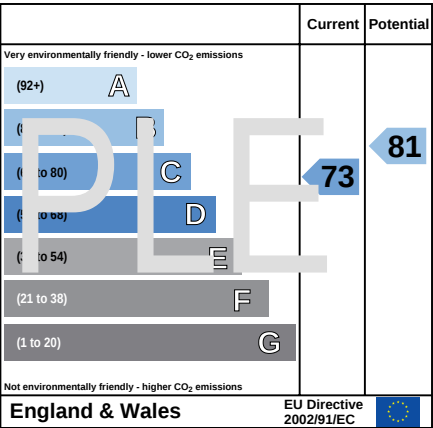


TOTAL FLOOR AREA: 1042 sq ft. (96.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.
Markwell Properties (2022)

Energy Efficiency Rating



Environmental (CO₂) Impact Rating



haart is a trading style of Spicerhaart Limited (Registered No. 3094936). Registered Office: Colwyn House, Sheepen Place, Colchester, Essex CO3 3LD.

haart is the seller's agent for the sale and marketing of the property described on these property particulars and your conveyancer is legally responsible for ensuring that the purchase agreement fully protects your position as a purchaser. haart makes detailed enquiries of the seller to ensure that the information provided is as accurate as possible. However, if you become aware that any of the information provided to you is inaccurate please inform your haart representative as soon as possible so we can make the necessary correction. The services at the property have not been tested.

SM_006910_018116

