



**Hurst Crescent, Welney, Wisbech, PE14 9QJ**

**welcome to**

**Hurst Crescent, Welney, Wisbech**

A beautifully renovated, 1-bedroom bungalow located in the peaceful village of Welney, offering a spacious lounge with wood burner, stylish kitchen/diner, modern shower room, enclosed rear garden & allocated parking. A perfect rural retreat with easy access to nearby towns & train stations.



## Accommodation:

### Lounge

11' 9" x 19' 9" ( 3.58m x 6.02m )

Two double-glazed windows to the front. Fireplace with wood burning stove.

### Kitchen

16' 5" x 9' 2" ( 5.00m x 2.79m )

This fitted kitchen includes both wall & base units with work surfaces over, a one & a half bowl composite sink & drainer unit, and space for a freestanding cooker. There is also space & plumbing for a washing machine & tumble dryer, as well as space for a fridge & freezer. Breakfast bar. Double-glazed windows to the side & rear.

### Bedroom

12' 7" x 9' 2" ( 3.84m x 2.79m )

Double-glazed window to the side.

### Shower Room

Fitted with WC, pedestal wash hand basin & shower cubicle. Double-glazed window to the rear.

### Outside

The rear garden is fully enclosed by timber fencing & is mainly laid to lawn, alongside a patio area and various shrubs & hedges. There is also one allocated parking space.

### Agent's Note

Waste from the property is served by a septic tank of private supply & heating to the property is served by electric heating. Please contact the branch for more details if required.



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.focalagent.com](http://www.focalagent.com)



**view this property online** [williamhbrown.co.uk/Property/DHM112267](http://williamhbrown.co.uk/Property/DHM112267)



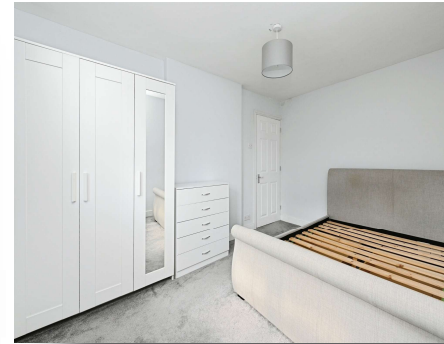
welcome to

## Hurst Crescent, Welney, Wisbech

- 1-bedroom mid-terraced bungalow
- Lounge with wood burner
- Contemporary kitchen
- Modern shower room
- Enclosed rear garden

Tenure: Freehold EPC Rating: F  
Council Tax Band: A

**£146,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DHM112267](http://williamhbrown.co.uk/Property/DHM112267)



Property Ref:  
DHM112267 - 0006

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01366 387638**



[DownhamMarket@williamhbrown.co.uk](mailto:DownhamMarket@williamhbrown.co.uk)



2 Market Place, DOWNHAM MARKET, Norfolk,  
PE38 9DE



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**