



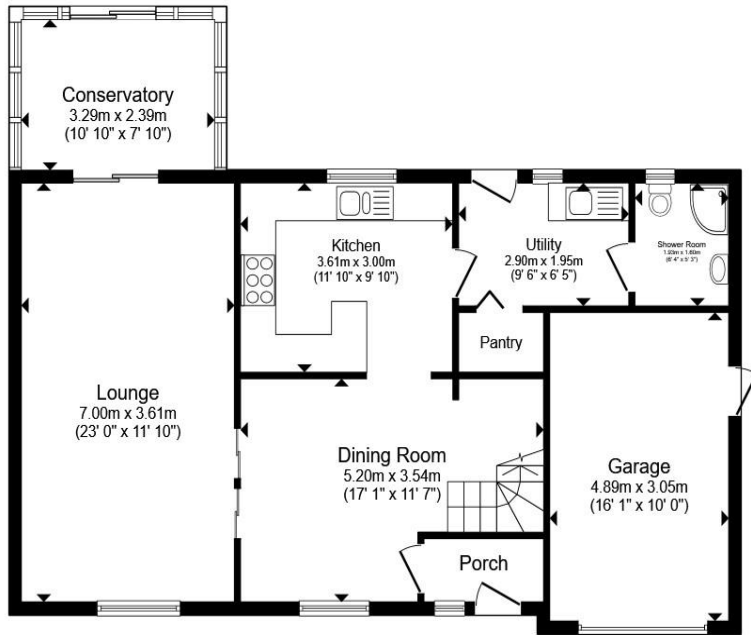
Fenland Road, Wisbech, PE13 3QD

Welcome to

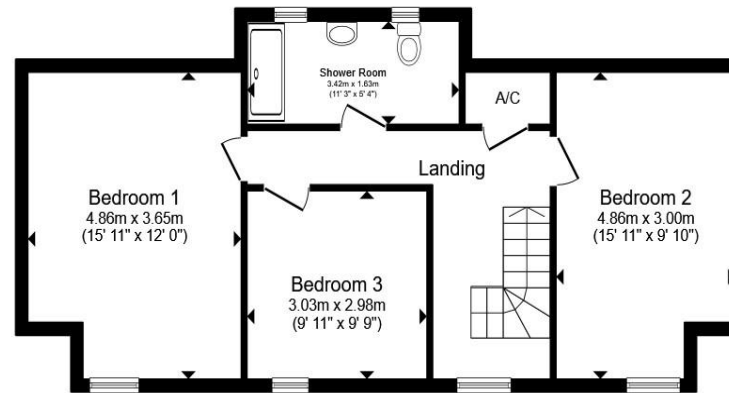
Fenland Road, Wisbech

Situated within a highly desirable cul-de-sac in the village of Walsoken, this spacious three-bedroom detached property presents an ideal family home. Occupying an attractive corner plot, the home benefits from a well-maintained, enclosed wrap-around garden, providing a wonderful outdoor space for both relaxation and entertaining. Externally, the property offers a single garage alongside off-road parking via a private driveway. Upon entering, you are welcomed into a central hallway leading to a versatile and generous ground floor layout. There are two reception rooms, a kitchen, a utility room, and a convenient downstairs shower room. The flexible layout offers excellent potential for reconfiguration, such as creating an open-plan kitchen/diner to suit contemporary living. Upstairs, the property continues to impress with three generously sized double bedrooms and a well-appointed family shower room. Offering ample living accommodation throughout and deceptively spacious from the front aspect, this home is perfectly suited to growing families. Early viewing is highly recommended to fully appreciate all that's on offer. 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





Ground Floor



First Floor

Entrance Hall

Lounge

Conservatory

Kitchen

Utility Room

Pantry

Downstairs Shower Room

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Garage

Total floor area 146.7 m² (1,579 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

Welcome to

Fenland Road, Wisbech

- Spacious 3 Bed Detached House
- 3 Generous Double Bedrooms
- 2 Reception Rooms
- Wrap-around, Enclosed Rear Garden
- Downstairs Shower Room and Separate Utility Room
- Single Garage & Off Street Parking
- Cul-de-sac Location
- Sought After Village Location

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

£280,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB124325



Property Ref:
WSB124325 - 0004

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.



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