



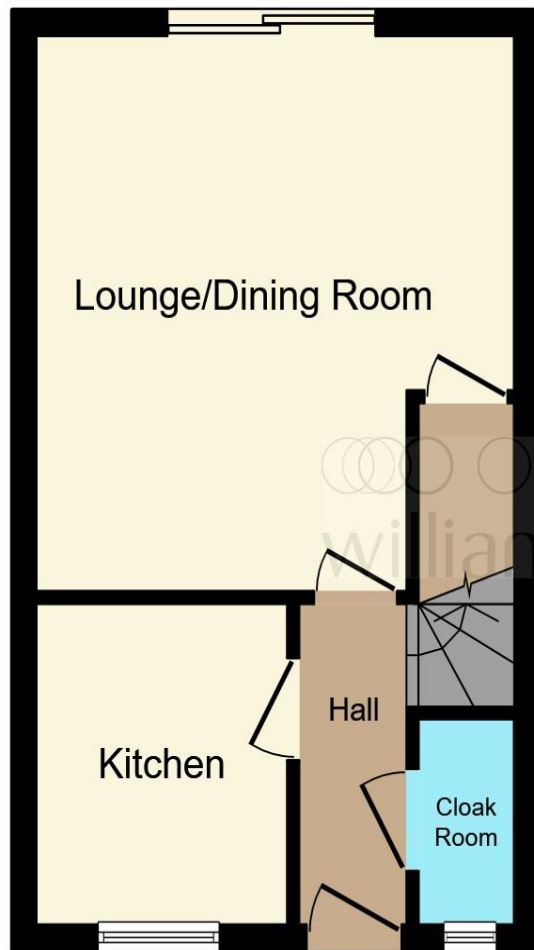
Harrys Way, Wisbech, PE13 2TX

Welcome to

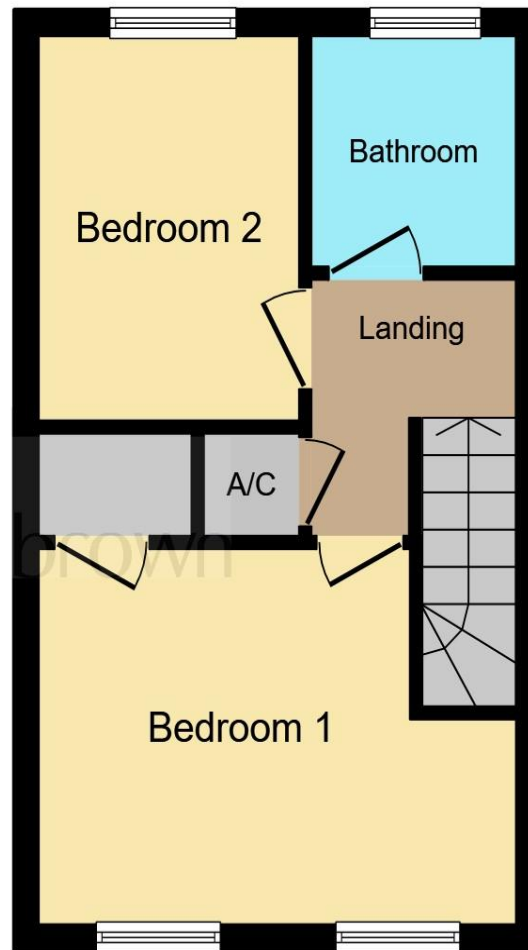
Harrys Way, Wisbech

Modern two bedroom house within easy reach of Wisbech Town centre... Looking for your first home or investment property? This Two bedroom home is perfect for those looking to get onto the property ladder or an investment opportunity close to the Town centre. Accommodation comprises entrance hall giving access to the cloakroom, kitchen and Lounge diner. to the first floor there is Two bedrooms and a family bathroom. The property benefits from allocated parking and an enclosed rear garden. Viewing Advised! 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

Entance Hall

Cloakroom

Lounge Diner

12' 9" x 13' 6" (3.89m x 4.11m)

Kitchen

8' 11" x 6' 4" (2.72m x 1.93m)

First Floor Landing

Bedroom One

9' 8" x 13' 6" (2.95m x 4.11m)

Bedroom Two

9' 5" x 6' 8" (2.87m x 2.03m)

Bathroom

Agents Note:

'There is a easement on the title, please enquire with the branch' - Path front and rear.

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Welcome to

Harrys Way, Wisbech

- Modern Mid Terrace House
- Lounge Diner
- Cloakroom and Bathroom
- Allocated Parking
- Enclosed Rear Garden

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

offers over
£145,000



view this property online williamhbrown.co.uk/Property/WSB128146



Property Ref:
WSB128146 - 0005

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.

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. At the third set of traffic lights turn right into Weasenham Lane and proceed along taking the third turning left into New Drove. Follow the road along and turn left into Harry's Way. Follow this road round where the property will be found on your left hand side.



Please note the marker reflects the
postcode not the actual property



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