



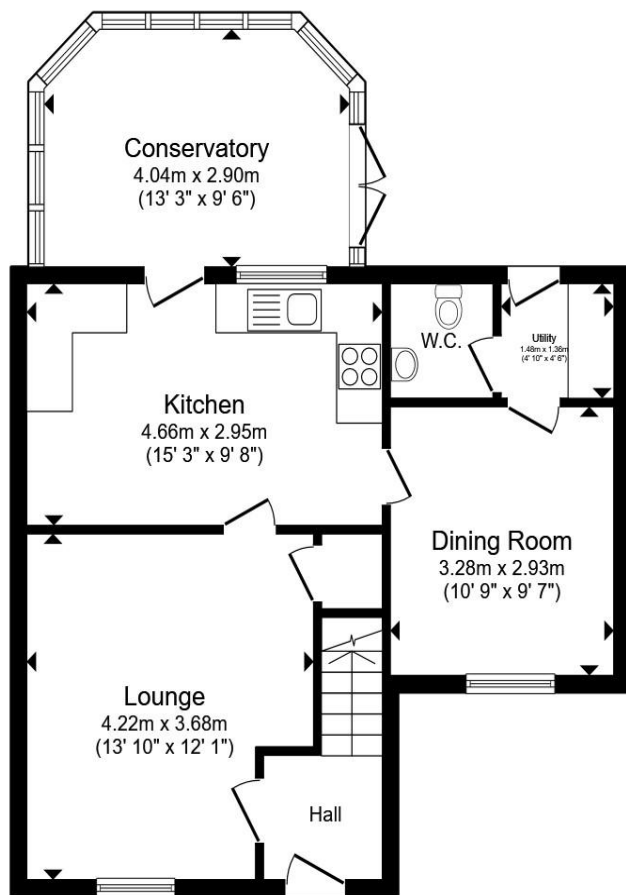
Woodlands Court, Wisbech PE13 3SD

Welcome to

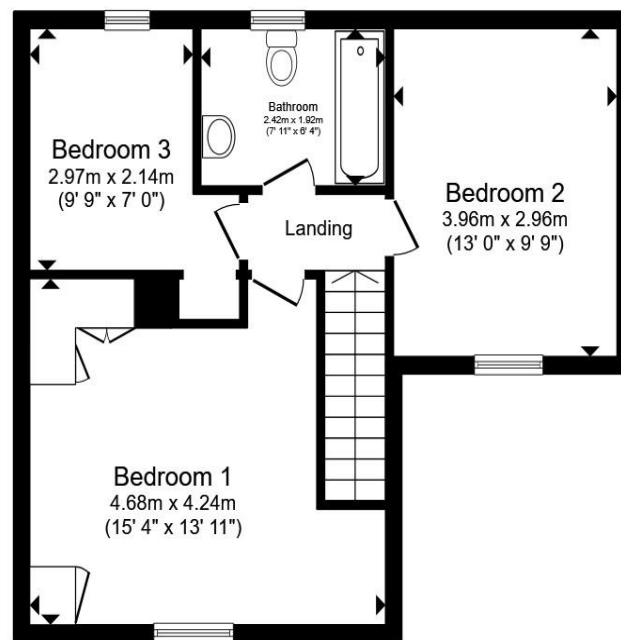
Woodlands Court, Wisbech

Situated within the popular residential area of Woodlands Court, Walsoken, this well-presented three-bedroom semi-detached home offers generous living accommodation and is perfectly suited to first-time buyers, growing families, or those looking to upsize. Upon entering the property, you are welcomed into a bright and spacious lounge, flooded with natural light from the large front-facing windows, creating a warm and inviting atmosphere. To the rear of the home, the well-appointed kitchen provides ample storage and workspace and seamlessly leads through to a substantial dining room, offering the ideal setting for family meals, entertaining guests, or hosting special occasions. To the first floor, the property boasts three well-presented bedrooms, providing comfortable accommodation for the whole family, alongside a modern three-piece family bathroom. Externally, the property benefits from its sought-after cul-de-sac position within a well-established residential development. 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

Total floor area 95.2 m² (1,024 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

Entrance Hall

Lounge

Kitchen

Conservatory

Dining Room

Utility Room

Downstairs Wc

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Agents Note:

'We are aware that there is a Tree Protection Order in place. Please contact the branch for more details.'

Welcome to

Woodlands Court, Wisbech

- THREE BEDROOM
- CUL-DE-SAC
- DRIVEWAY
- TWO RECEPTION ROOMS
- SEMI DETACHED

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

£260,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB129058



Property Ref:
WSB129058 - 0002

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.

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