



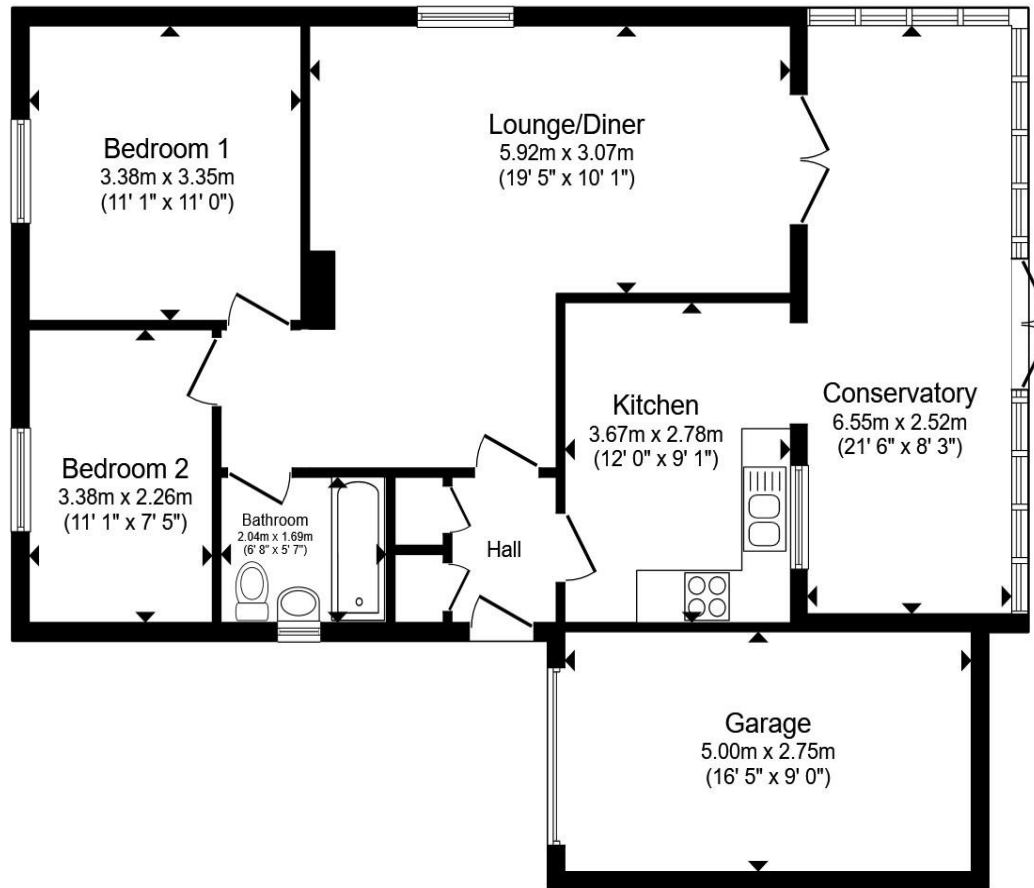
Chalk Road, Walpole St. Peter Wisbech PE14 7PN

Welcome to

Chalk Road, Walpole St. Peter Wisbech

Situated in the peaceful and highly desirable village of Walpole St Peter, this modern detached bungalow offers spacious and well-presented accommodation throughout. The property features an open-plan living room/diner, a well-appointed kitchen, two double bedrooms, and a newly fitted family bathroom. To the rear, a large conservatory provides additional living space and enjoys views over the enclosed, easy-to-maintain garden. Externally, the property benefits from a single garage, ample off-road parking via a generous gravelled driveway, and a low-maintenance rear garden, perfect for those seeking a relaxed lifestyle. Offering modern living in a desirable village setting, this wonderful detached home is ideal for a range of buyers, and early viewing is highly recommended. 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

Total floor area 96.9 m² (1,043 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 / Dining Room

Kitchen

Conservatory

Bedroom One

Bedroom Two

Bathroom

Garage

Agents Note:

'Heating to the property is served by Oil.
Please contact the branch for more details'

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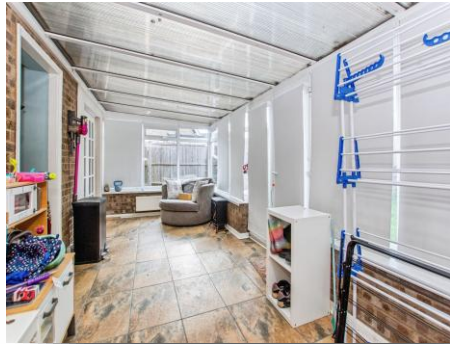
Chalk Road, Walpole St. Peter Wisbech

- 2 Bed Detached Bungalow
- Ample Off Street Parking
- Enclosed Rear Garden
- 2 Double Bedrooms
- Sought After Village Location
- Conservatory to the Rear
- New Bathroom
- Single Garage

Tenure: Freehold EPC Rating: E
Council Tax Band: B

offers in excess of

£240,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB129156



Property Ref:
WSB129156 - 0003

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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