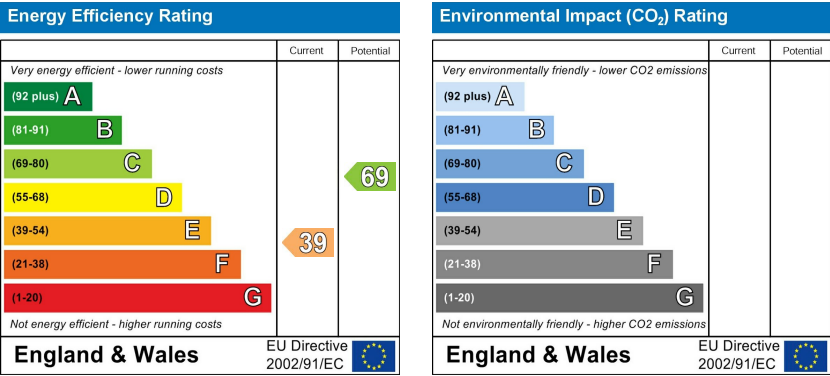


DIRECTIONS

Sat Nav - PE14 7NP



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

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PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

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This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

This disclaimer must go on to all probate properties – new and existing:



Walnut Road Walpole St. Peter Wisbech Norfolk PE14 7NP

TWO / THREE BEDROOM COTTAGE WITH DRIVEWAY

Wisbech

£95,000 Freehold

Telephone: 0800 6546 333
www.norfolkpropertyactions.co.uk

Email: sales@norfolkpropertyactions.co.uk



HALLWAY	
LOUNGE / DINER	19'11 x 11'01 (6.07m x 3.38m)
KITCHEN	12'1 x 8'8 (3.68m x 2.64m)
UTILITY	5'9 x 5'1 (1.75m x 1.55m)
DOWNSTAIRS MASTER BEDROOM	13'0 x 11'2 (3.96m x 3.40m)
DOWNSTAIRS ENSUITE BATHROOM	9'1 x 7'3 (2.77m x 2.21m)
FAMILY BATHROOM	9'11 x 8'7 (3.02m x 2.62m)
BEDROOM TWO	11'2 max x 9'11 (3.40m max x 3.02m)
BEDROOM THREE	11'3 max x 9'2 (3.43m max x 2.79m)

REAR GARDEN
Laid to lawn with borders.

IMPORTANT INFORMATION
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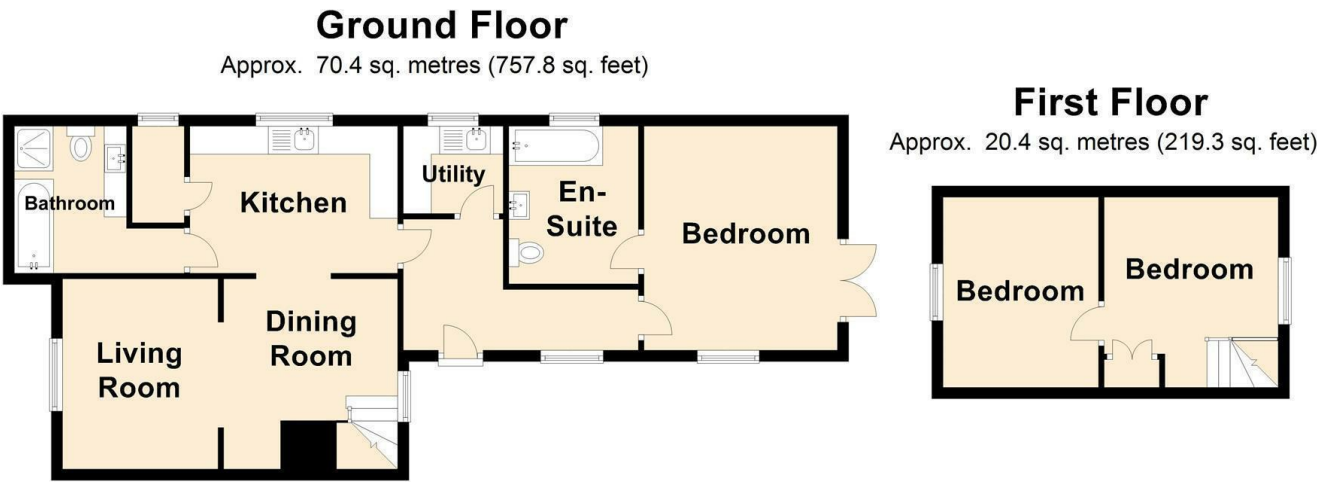
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Situated in the village of Walpole St. Peter, Wisbech, this detached house on Walnut Road offers a unique opportunity for those seeking a spacious home with character. While the property is in need of refurbishment, it presents a fantastic opportunity for buyers to put their own stamp on it and create a personalised haven. The property features two inviting reception rooms, perfect for entertaining or relaxing with family. The house boasts three well-proportioned bedrooms, providing ample space for a growing family or guests. With two bathrooms, convenience is at your fingertips, ensuring that morning routines run smoothly. A standout feature of the dining room is the elegant spiral staircase, which adds a touch of character and charm to the home, making it a truly distinctive space. Set in a peaceful village location, this property is ideal for those who appreciate a quieter lifestyle while still being within reach of local amenities. Please note that the property has previously experienced flooding; for further details, we encourage you to contact the agent. This home is brimming with potential and awaits your creative vision to transform it into a stunning residence.



Total area: approx. 90.8 sq. metres (977.1 sq. feet)



