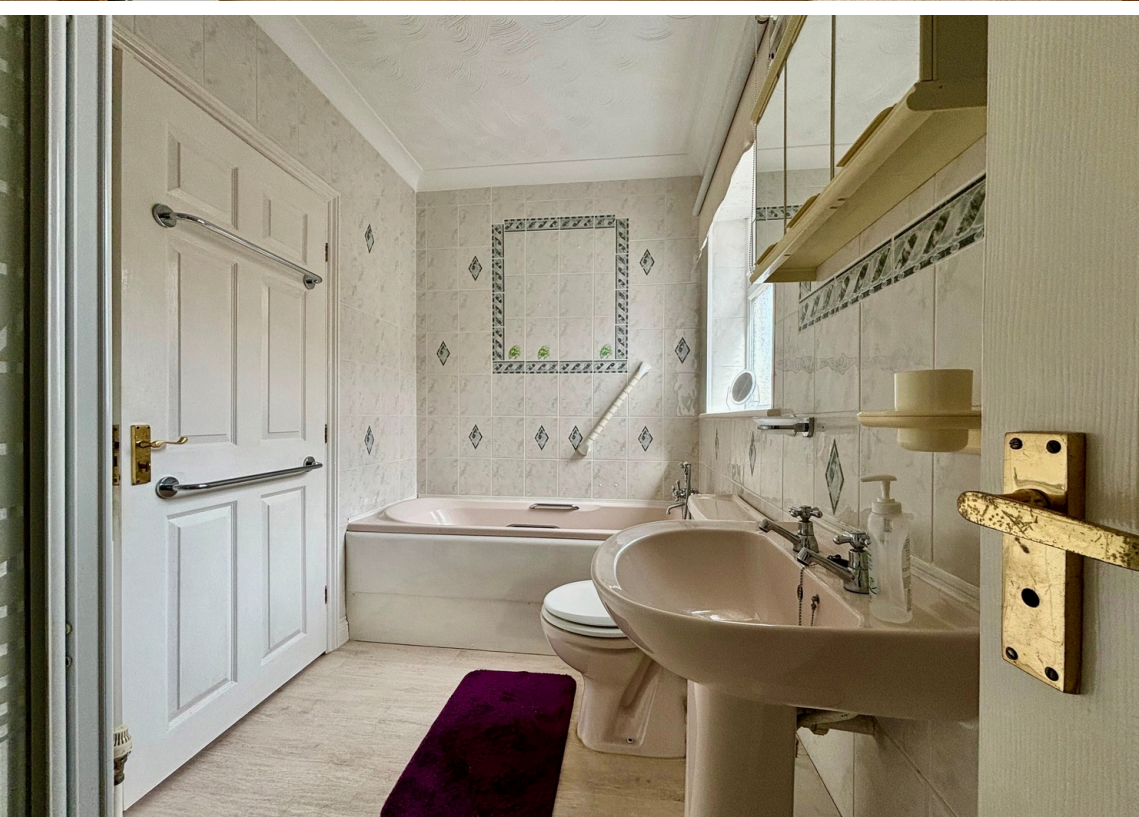




St. Marks Road, Gorefield
PE13 4QQ

BROWN & CO



St. Marks Road, Gorefield , PE13 4QQ

Three Double Bedrooms

Village Location

Off Road Parking

Garage

Low Maintenance Garden

No Onward Chain



INTRODUCTION

Brown & Co offers a spacious three bedroom modern bungalow in Gorefield, a peaceful village setting in Cambridgeshire. Inspection of the property is essential, as there are many features that are not usually found in such a property including a large conservatory and modern en-suite shower room. There is also no upward chain.

LOCATION

The village of Gorefield provides local amenities and facilities such as butchers, pub, village shop and primary school with the market town of Wisbech approx 4 miles away. Wisbech boasts a wide range of independent and chain stores, coffee shops and leisure facilities as well as the usual larger, edge of town supermarkets and hardware stores. The Georgian market town also offers Wisbech Grammar School, easy access to the A47 and rail links nearby in both Peterborough and March with London and Northern Services.

THE PROPERTY

The property, which is situated on a quiet cul-du-sac, has a plot with parking for two vehicles, single garage and front garden. At the side there is a lawn, planted beds and garden shed. The rear of the property has been landscaped for low maintenance with paving and decorative beds to the boundaries. There is also a door to the garage in the garden, oil tank and further garden storage.

Inside the house needs to be viewed as it offers much larger living space than it appears from the front. There is a hallway, large sitting room/dining room and 3m x 3m conservatory, facing south. The kitchen breakfast room has range of fitted cupboards at eye and base level and there is a side door and space for breakfast table.

There are three double bedrooms, family bathroom and the master bedroom has had an en-suite shower room installed with generous walk in shower.

The property is presented in good order. There is no upward chain.

COUNCIL TAX

Council Tax Band C

VIEWING PROCEDURE

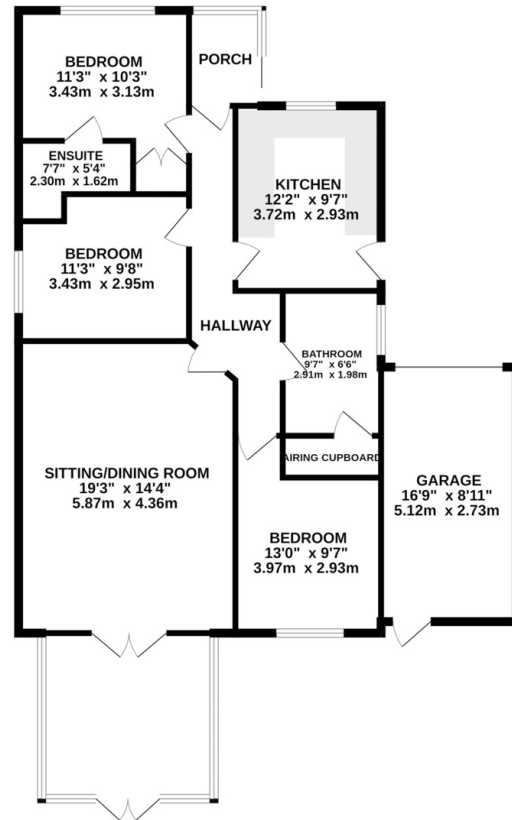
Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / kingslynn@brown-co.com

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017.

Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

GROUND FLOOR
1206 sq.ft. (112.1 sq.m.) approx.



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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