



Plot 46 Pisces Country Park, Bedford Bank, Welney PE14 9RJ

welcome to
Pisces Country Park,
Bedford Bank, Welney

- Three Bedrooms, 6 Berth
- Stunning lake views
- Full length Bi fold doors
- Double Glazing
- Gas Central Heating

EPC Rating: Exempt

£375,000

High specification 50ft x 22ft home with 3 bedrooms can sleep up to six people

Features include: Bootility area with bench-seat & coat hooks. Cloakroom. Colour co-ordinated corner sofa, curtains, blinds, carpets, laminate & vinyl. Boutique style dining table with chairs, coffee table, nest of tables and sideboard. Solid oak breakfast bar & 2 stools. Kitchen features ivory stone quartz worktops. 5 burner gas hob, oven, microwave, dishwasher, fridge/freezer & washer dryer. Walk-in dressing area, en-suite and lake view to two bedrooms, plus third bedroom with bunk beds. Thermowood & Cedar cladding. Anthracite grey UPVC windows and doors.

view this property online williamhbrown.co.uk/Property/MCH112337

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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.

Property Ref:
MCH112337 - 0002

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