

Fen View, Christchurch Wisbech PE14 9PB



# welcome to

## Fen View, Christchurch Wisbech

Village Life for You ! Semi Detached Bungalow - Three Bedrooms - Oil Fired Central Heating - Off Road Parking - Garage \*\* Viewing Recommended \*\*













#### Entrance Door to

Hall

Tiled floor. Radiator. Airing cupboard.

#### Lounge

15' 9" x 11' 10" ( $4.80m \times 3.61m$ ) Window to front. Radiator. TV point. Feature fireplace with open fire, marble effect hearth and limestone surround.

#### Kitchen

12' x 6' 9" (  $3.66m \times 2.06m$  ) Window to rear. Radiator. Door to rear. Single drainer sink with mixer taps. Tiled splashbacks. Tiled floor. Electric oven, ceramic hob and cooker hood above. Wall units with matching work surfaces and storage under.

#### **Bedroom One**

11' 10" x 15' max ( 3.61m x 4.57m max ) Window to front. Radiator.

#### **Bedroom Two**

11' 5" x 10' 1" ( 3.48m x 3.07m ) Window to front. Radiator.

#### **Bedroom Three**

8' 10" x 7' 5" ( $2.69m \times 2.26m$ ) Window to rear. Radiator. Laminate floor. (currently being used as a dining room)

#### Shower Room

Window to side. Shower cubicle. Tiled walls. Vertical radiator. Tiled floor. Pedestal wash hand basin. Mermaid boarding.

#### Outside

There is a cupboard area (15ft 7ins x 10ft 4ins). Door to side. Doors to rear garden.

Rear garden is enclosed with a timber store (11ft 9ins x 8ft). Electric and lighting laid on. Laid to grass with gravel borders, trees and shrubs. Outside tap.

#### Garage

15' 8" x 7' 10" (  $4.78m \times 2.39m$  ) Roller shutter door. Electric and lighting laid on. Door to side. Plumbing for washing machine.





## welcome to

# Fen View, Christchurch Wisbech

- Semi Detached Bungalow
- Three Bedrooms
- 15ft Lounge
- Oil Fired Central Heating
- Off Road Parking

```
Tenure: Freehold EPC Rating: D
```

### offers in excess of

# £230,000



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 lability is taken for any error, omission or misstatement. A party must rev upon it com inspection(s). Powered by www.tocalagent.com





## view this property online williamhbrown.co.uk/Property/MCH113245



Property Ref: property, MCH113245 - 0003 of these u

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.

# william h brown



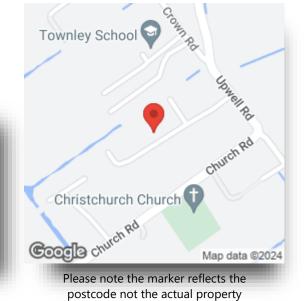
01354 654545



34 High Street, MARCH, Cambridgeshire, PE15 9JR



williamhbrown.co.uk



1