



Prince Of Wales Close, Wisbech PE13 3HN

Welcome to

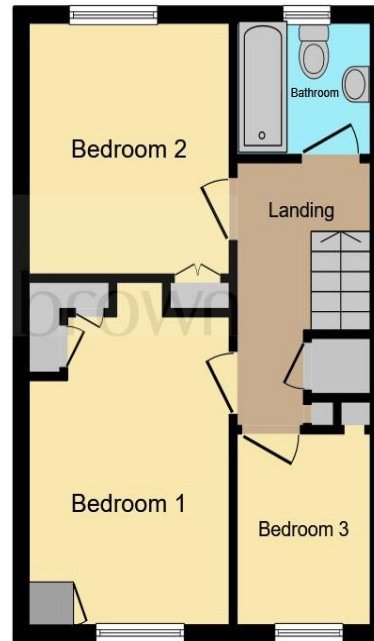
Prince Of Wales Close, Wisbech

AN IDEAL FIRST FAMILY HOME! Situated at the end of a quiet cul -de-sac, this established semi-detached house would make a great first family home and is available to the market with no onward chain. With three bedrooms and a 15' lounge, the property also benefits from a 15' kitchen, a conservatory, PVCu double glazing, gas radiator central heating and a single garage.





Ground Floor



First Floor

Entrance Hall

Lounge

14' 10" x 15' 1" Maximum (4.52m x 4.60m Maximum)

Kitchen

9' 6" x 15' 1" (2.90m x 4.60m)

Conservatory

10' x 8' 3" (3.05m x 2.51m)

First Floor Landing

Bedroom One

12' x 8' 10" (3.66m x 2.69m)

Bedroom Two

10' 5" excluding wardrobes x 8' 11" (3.17m excluding wardrobes x 2.72m)

Bedroom Three

7' 10" x 5' 10" (2.39m x 1.78m)

Bathroom

5' 5" x 5' 9" (1.65m x 1.75m)

Garage

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Welcome to

Prince Of Wales Close, Wisbech

- Established semi-detached house
- Three bedrooms
- Conservatory
- Single garage
- No onward chain

Tenure: Freehold EPC Rating: D

offers in excess of

£170,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB124365



Property Ref:
WSB124365 - 0006

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.

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