



Cricketers Way, Wisbech PE13 1RN

Welcome to

Cricketers Way, Wisbech

William H Brown are proud to present this fabulous 3 Bedroom Detached Bungalow. Located close to the local amenities and sitting on a generous plot. Well presented throughout this is one not to be missed! Accommodation comprises of Entrance Hall, Lounge, Large Kitchen/Breakfast Room, Dining Room, Utility room and cloakroom with WC, 3 Bedrooms and Family Bathroom. To the outside of the property are well maintained gardens perfect for the Summer evenings, off road parking and single garage. The property benefits from Gas Central Heating and uPVC double glazing. Viewings Highly Recommended to appreciate what the property has to give!!





Ground Floor

Entrance Hall

Lounge

18' x 14' 7" (5.49m x 4.45m)

Kitchen / Breakfast Room

19' 11" x 11' 3" (6.07m x 3.43m)

Dining Room

15' 4" x 9' 1" (4.67m x 2.77m)

Utility Room

Cloakroom / Wc

Bedroom One

12' x 11' 8" (3.66m x 3.56m)

Bedroom Two

13' 3" x 11' 8" (4.04m x 3.56m)

Bedroom Three

9' 9" x 9' 9" (2.97m x 2.97m)

Bathroom

Outside

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

Cricketers Way, Wisbech

- Generous Plot
- Amenities Close By
- 3 Bedrooms
- 2 Reception Rooms
- Large Kitchen / Breakfast Area
- Gas Central Heating
- uPVC Double Glazing
- Viewings Highly Recommended!!

Tenure: Freehold EPC Rating: D

£350,000



Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Long Sutton. Take the first turning left into North End and proceed along into Chapel Road. Continue along following the road round to the right into Harecroft Road. Continue down Harecroft Road and turn left into Cricketers Way.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB124258



Property Ref:
WSB124258 - 0007

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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