



Colville House, Old Convent Fields, Wisbech PE13 1HT

Welcome to

Colville House Old Convent Fields, Wisbech

ARE YOU LOOKING FOR GENEROUS ACCOMMODATION CLOSE TO THE TOWN CENTRE? How about this deceptively spacious and beautifully presented semi detached bungalow in the town of Wisbech? The property has been maintained to a very high standard by its current owners who have enjoyed this property over the last 16 years! There are two generous double bedrooms, a refitted four piece bathroom, kitchen and a 22 ft lounge / diner and generous hallway with plenty of storage space, completing the internal accommodation. Outside the property is a private entrance with enclosed, walled garden, perfect for enjoying those summer months and for entertaining plus two allocated off road parking spaces. The property further benefits from being offered for sale with NO FORWARD CHAIN plus additional parking from the car park opposite and just a 1 minute walk into the town centre! To fully appreciate the quality and size of this stunning home, an early viewing is highly recommended!





Entrance Hall

Lounge / Diner

22' 11" x 12' 10" (6.99m x 3.91m)

Kitchen

9' 8" x 9' 4" (2.95m x 2.84m)

Bedroom 1

14' 7" x 9' 9" (4.45m x 2.97m)

Bedroom 2

14' 10" Max x 9' 7" (4.52m Max x 2.92m)

Bathroom

7' 6" x 10' 4" (2.29m x 3.15m)

Private Garden

2 Off Road Parking Spaces

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

Colville House Old Convent Fields, Wisbech

- NO FORWARD CHAIN
- Private Garden
- 2 Off Road Parking Spaces
- 2 Double Bedrooms
- Refitted Bathroom

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£220,000



Directions to this property:

From the office, walk down post office lane, bare round to the left where the property will be located on the right hand side. Look for our Board!



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB125009



Property Ref:
WSB125009 - 0005

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



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk