

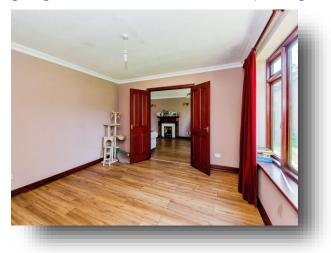
Manor Gardens, Wisbech PE13 1LP



Welcome to

Manor Gardens, Wisbech

IF IT'S SPACE YOU WANT, LOOK NO FURTHER! Sitting on a plot of approximately 0.4 acres (S.T.S.), this executive detached house is ideally located less than a mile from the town centre and a short walk from the Wisbech Grammar School. With four double bedrooms (the master having en-suite facilities) and three reception rooms, the property also benefits from a refitted family bathroom, a downstairs shower room, a detached double garage and multi-vehicle off-road parking.















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.

Front Porch Entrance Hall Downstairs Shower Room 6' 7" x 7' 3" (2.01m x 2.21m) Lounge 22' 8" x 13' 10" (6.91m x 4.22m) Dining Room 12' 7" x 13' 11" (3.84m x 4.24m) Study 9' 7" x 13' 11" (2.92m x 4.24m) Kitchen 12' 7" x 13' 9" (3.84m x 4.19m) Rear Hallway Utility Room 11' 2" x 7' 11" (3.40m x 2.41m)

First Floor Landing Master Bedroom

15' 1" x 12' excluding wardrobes (4.60m x 3.66m excluding wardrobes)

En-Suite

7' x 10' 6" (2.13m x 3.20m)

Bedroom Two

12' into wardrobes x 13' 10" (3.66m into wardrobes x 4.22m)

Bedroom Three

10' 2" x 13' 10" into wardrobes ($3.10m\ x\ 4.22m$ into wardrobes)

Bedroom Four

9' 7" x 13' 10" into wardrobes (2.92m x 4.22m into wardrobes)

Family Bathroom 6' 11" x 12' 8" (2.11m x 3.86m)

Double Garage

20' 4" x 19' 10" (6.20m x 6.05m)

Cabin

11' 7" x 11' 2" (3.53m x 3.40m)

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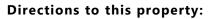
Manor Gardens, Wisbech

- Executive detached house
- Three reception rooms, Four double bedrooms
- Detached double garage
- 0.4 acre plot (S.T.S.)
- Tax Band: F

Tenure: Freehold EPC Rating: D

offers in excess of

£460,000



From Wisbech Freedom Bridge roundabout take the Nene Quay signposted Peterborough to the traffic lights and turn right over the bridge, then immediately left into North Brink. Continue straight on at the junction and bear right into Barton Road. Take a right hand turn into Manor Gardens then the property will be found on the left hand side.





view this property online williamhbrown.co.uk/Property/WSB125126



Property Ref: WSB125126 - 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.

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Manor Gardens

Please note the marker reflects the

postcode not the actual property

Barton Rd

Map data ©2024



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