



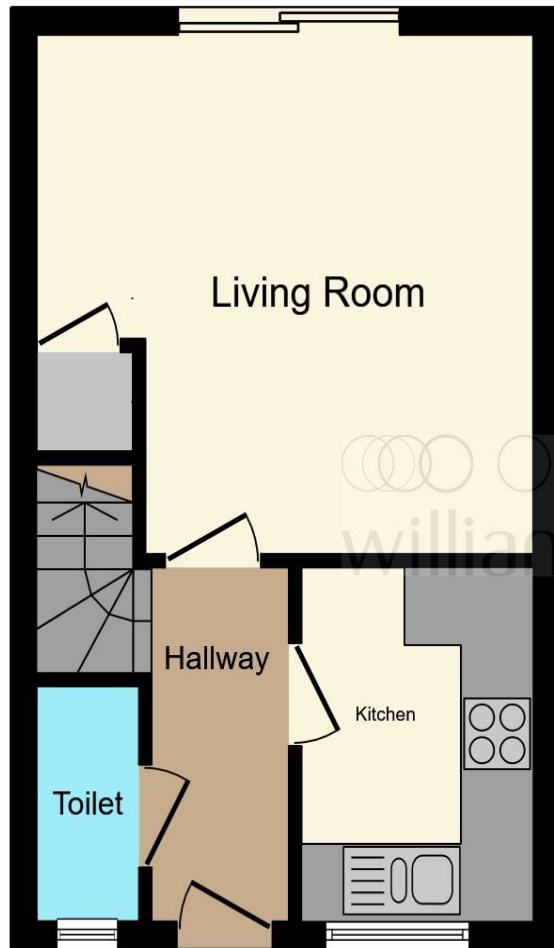
Mikanda Close, Wisbech PE13 2TU

Welcome to

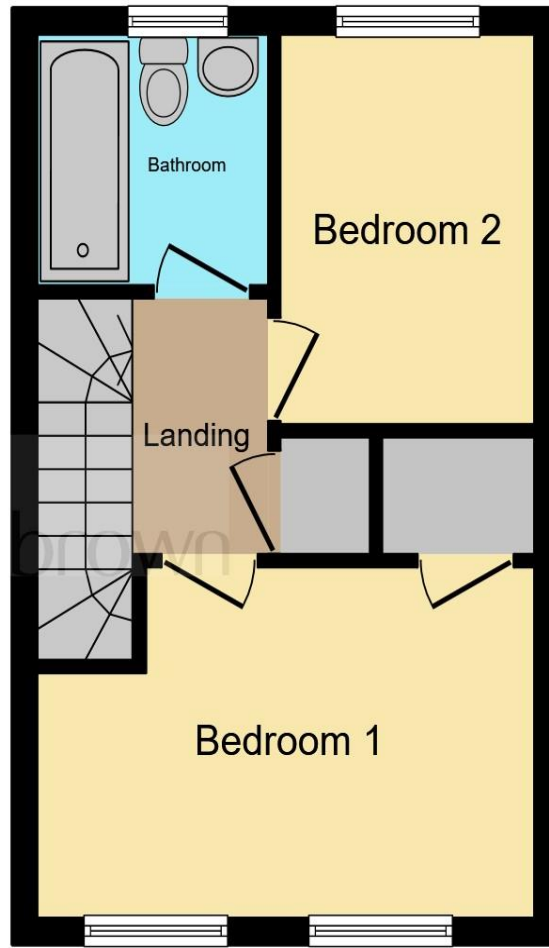
Mikanda Close, Wisbech

LOOKING FOR YOUR FIRST HOME? Take a look at this modern, mid terraced home located in the popular town of Wisbech. The property offers 2 bedrooms, a bathroom, kitchen, 13 foot lounge / diner as well as a ground floor cloakroom. Outside the property is a small front garden and a single parking space plus an enclosed rear garden with gated access at the rear. This lovely, modern home is connected to mains services and is located on the outskirts of Wisbech, has a north west facing garden and is just under 1 mile to local amenities.





Ground Floor



First Floor

Entrance Hall

Cloakroom

Kitchen

6' 3" x 9' (1.91m x 2.74m)

Lounge / Diner

12' 10" x 13' 7" Max (3.91m x 4.14m Max)

1st Floor Landing

Bedroom 1

13' 6" Max x 9' (4.11m Max x 2.74m)

Bedroom 2

9' 10" x 6' 6" (3.00m x 1.98m)

Bathroom

6' 5" x 6' 4" (1.96m x 1.93m)

Front & Rear Gardens

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

Mikanda Close, Wisbech

- Mid Terraced Modern Home
- 2 Bedrooms
- Front & Rear Gardens
- Allocated Parking Space
- Tax Band : A
- Town Location

Tenure: Freehold EPC Rating: C

offers in excess of

£150,000



Directions to this property:

From the Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. At the fifth set of traffic lights turn right into Weasenham Lane. Continue along and take the third turning left into New Drove. Proceed along and take the second left turning into Harry's Way and turn left into Mikanda Close.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB125173



Property Ref:
WSB125173 - 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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