



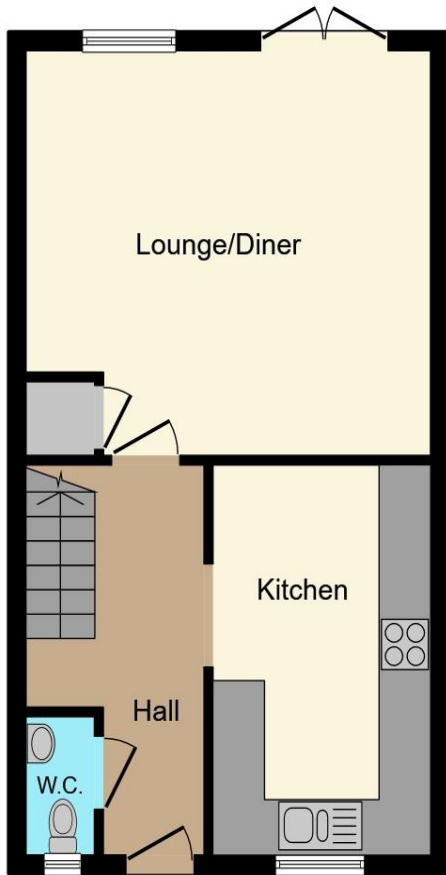
**Fenmen Place, WISBECH PE13 3FA**

## Welcome to

### Fenmen Place, WISBECH

LOOKING FOR A MODERN FAMILY HOME? Why not take a look at this beautifully presented town house, located in the popular town of Wisbech. The property offers 4 double bedrooms over 2 floors, with a bathroom on each of the upper floors, an ensuite to the master bedroom, a study room to the first floor which could be used as a small 5 th bedroom if required, plus a lounge/diner, kitchen and cloakroom to the ground floor. Outside the property is a small front garden and an enclosed courtyard style garden to the rear with gated access. The property also benefits from 2 allocated parking spaces at the rear. This lovely home is offered with air source heating, mains water & drainage plus double glazing and located only just over a mile to the town centre. To fully appreciate this modern and deceptively spacious home, an early viewing is highly recommended!

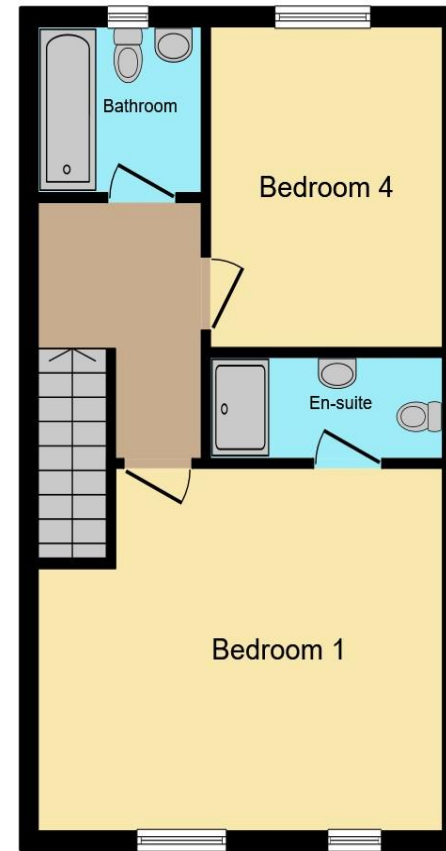




**Ground Floor**



**First Floor**



**Second Floor**

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.

**Entrance Hall**

**Cloakroom**

**Lounge**

14' 4" x 15' 5" Max ( 4.37m x 4.70m Max )

**Kitchen / Breakfast**

8' 4" x 13' 10" ( 2.54m x 4.22m )

**1st Floor Landing**

**Bedroom 2**

13' 1" to wardrobe x 8' 10" ( 3.99m to wardrobe x 2.69m )

**Bedroom 3**

8' 10" x 13' 3" ( 2.69m x 4.04m )

**Bathroom**

6' 2" x 5' 11" ( 1.88m x 1.80m )

**Study Room**

6' 4" x 6' 3" ( 1.93m x 1.91m )

**2nd Floor Landing**

**Master Bedroom**

12' 10" x 15' 6" ( 3.91m x 4.72m )

**Ensuite**

**Bedroom 4**

11' 5" x 8' 11" ( 3.48m x 2.72m )

**Bathroom 2**

6' 2" x 6' 4" ( 1.88m x 1.93m )

**Front & Rear Gardens**

## Welcome to

### Fenmen Place, WISBECH

- 3 Storey, Modern Town House
- 2 Bathroom Plus Ensuite to Master
- 2 Allocated Parking Spaces
- 4 Double Bedrooms
- Courtyard Style Rear Garden

Tenure: Freehold EPC Rating: B

offers in excess of

# £210,000



### Directions to this property:

From Wisbech Freedom Bridge roundabout take the Lynn Road signposted Walsoken & Port Area. Proceed to the mini roundabout and turn right into Lerowe Road. Follow along and turn right into Fenmen place where the property is on the right hand side.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB125164](http://williamhbrown.co.uk/Property/WSB125164)



Property Ref:  
WSB125164 - 0005

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