



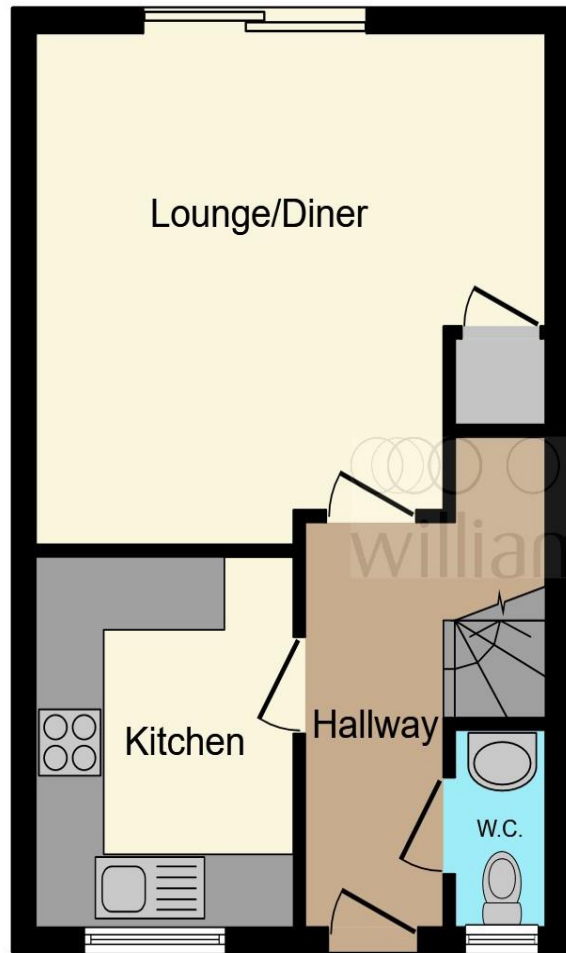
Mikanda Close, WISBECH PE13 2TU

Welcome to

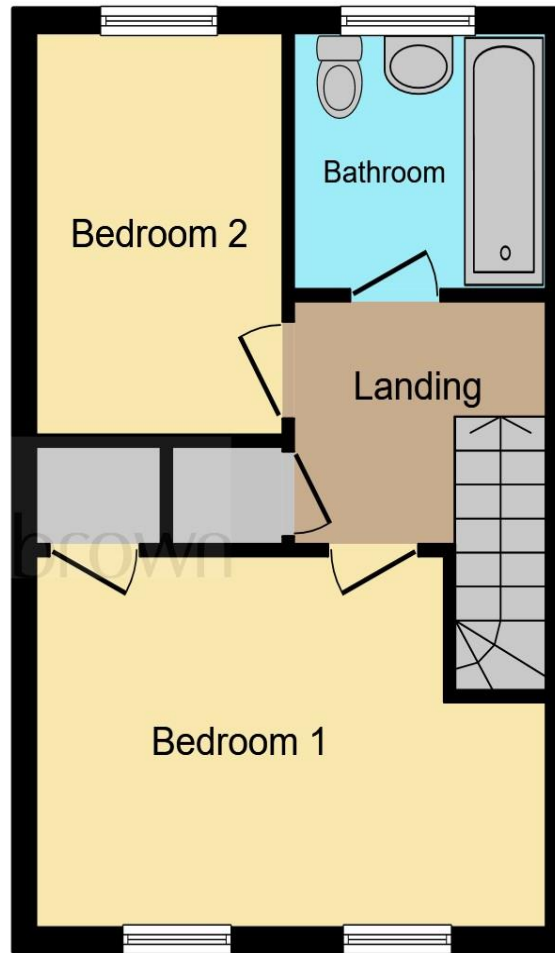
Mikanda Close, WISBECH

William H Brown delighted to present this End-Terraced House situated on the outskirts of the town centre. Ideal for first time buyers or even as an investment! Accommodation comprises of Lounge, Kitchen / Diner, Cloakroom, 2 Bedrooms and Family Bathroom. The property benefits from allocated parking spaces to the front of the property, rear garden mainly laid to lawn and gas central heating. Viewing is highly recommended to avoid disappointment!





Ground Floor



First Floor

Entrance Hall

Cloakroom

Kitchen

10' 6" x 6' 6" (3.20m x 1.98m)

Lounge / Diner

12' 9" max x 13' 7" max (3.89m max x 4.14m max)

First Floor Landing

Bedroom One

13' 5" max x 10' 5" max (4.09m max x 3.17m max)

Bedroom Two

9' 9" x 6' 7" (2.97m x 2.01m)

Family Bathroom

Outside

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

- End Terraced House
- Lounge, Kitchen / Diner
- Enclosed Rear Garden
- Family Bathroom and Downstairs WC
- Council Tax: Band A

Tenure: Freehold EPC Rating: C

offers in excess of

£145,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB125253



Property Ref:
WSB125253 - 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