



Legion Walk, Wisbech PE13 2DS

welcome to

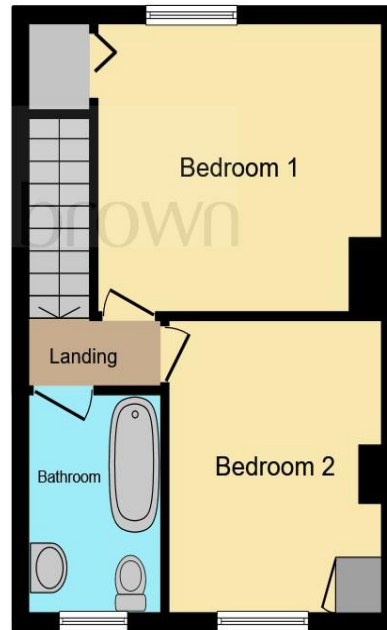
Legion Walk, Wisbech

TAKE A WALK IN TO TOWN! Situated less than half a mile from the town centre, this established detached house is presented in immaculate condition throughout and would make an ideal first home!





Ground Floor



First Floor

Entrance Hall

Lounge

11' 7" x 12' 7" maximum (3.53m x 3.84m maximum)

Dining Room

11' 7" x 12' maximum (3.53m x 3.66m maximum)

Kitchen

13' 1" x 6' 7" (3.99m x 2.01m)

First Floor Landing

Bedroom One

11' 6" x 12' 1" maximum (3.51m x 3.68m maximum)

Bedroom Two

11' 6" x 9' 3" maximum (3.51m x 2.82m maximum)

Bathroom

8' 7" x 5' 11" (2.62m x 1.80m)

Agents Note:

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.

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Legion Walk, Wisbech

- Established detached house
- Two double bedrooms
- Two reception rooms
- Refitted kitchen and bathroom
- Council Tax: Band A

Tenure: Freehold EPC Rating: E

offers in excess of

£175,000

directions to this property:

From the Wisbech Freedom Bridge roundabout take the A1101 signposted Downham Market. At the third set of traffic lights turn left into Norwich Road. Take the first turning left into King Street and then turn right where Legion Walk is on the left hand side.



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/WSB125456



Property Ref:
WSB125456 - 0008

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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