



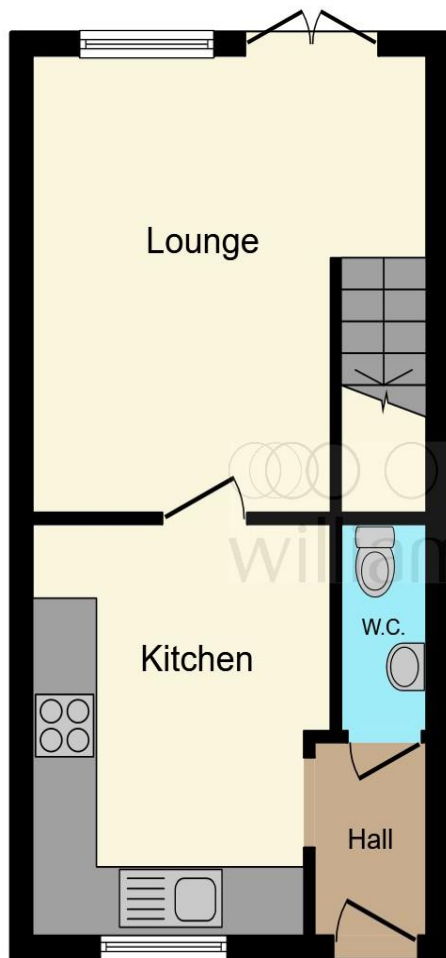
**West End, Gorefield Wisbech PE13 4PH**

## Welcome to

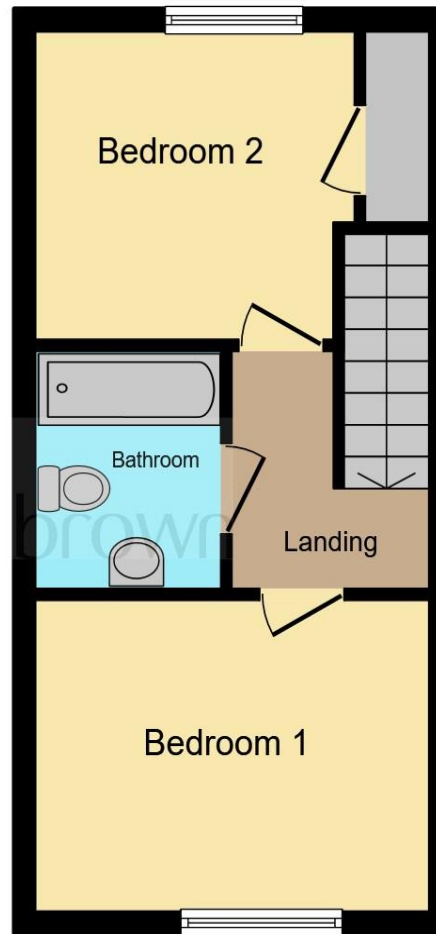
### West End, Gorefield Wisbech

LOOKING FOR A MODERN INVESTMENT OR FIRST TIME BUY? Why not take a look at this well presented end of terrace home, located on a private road in the popular village of Gorefield, just outside of Wisbech. This lovely home offers deceptively spacious accommodation from an 11 ft kitchen, a 12 ft lounge at the rear overlooking the garden, a ground floor cloakroom, 2 double bedrooms and a family bathroom. Outside the property is off road parking to the front, with an enclosed garden at the rear with gated access. The property is offered for sale with NO FORWARD CHAIN and currently has a sitting tenant for those looking for investment. To fully appreciate this lovely modern home, an early viewing is highly recommended.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Cloakroom**

**Kitchen**

8' 4" x 11' 9" ( 2.54m x 3.58m )

**Lounge**

12' 11" x 12' 1" ( 3.94m x 3.68m )

**1st Floor Landing**

**Bedroom 1**

8' 11" x 12' 1" ( 2.72m x 3.68m )

**Bedroom 2**

9' 9" x 8' 8" ( 2.97m x 2.64m )

**Bathroom**

5' 7" x 6' 10" ( 1.70m x 2.08m )

**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

### West End, Gorefield Wisbech

- NO FORWARD CHAIN
- Could Be A Perfect First Time Buy or Investment!
- 2 Double Bedrooms
- Private No Through Road
- Off Road Parking
- Village Location

Tenure: Freehold EPC Rating: E

offers over

# £160,000

### Directions to this property:

From the Wisbech Freedom Bridge roundabout, take the A1101 signposted Sleaford. Take note of ASDA on your left hand side and at the second set of traffic lights turn left signposted Leverington. At the Rising Sun Public House turn right signposted Gorefield. Proceed through the village of Gorefield and turn left into West End, where the property will be found on the left hand side



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB125420](http://williamhbrown.co.uk/Property/WSB125420)



Property Ref:  
WSB125420 - 0004

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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