

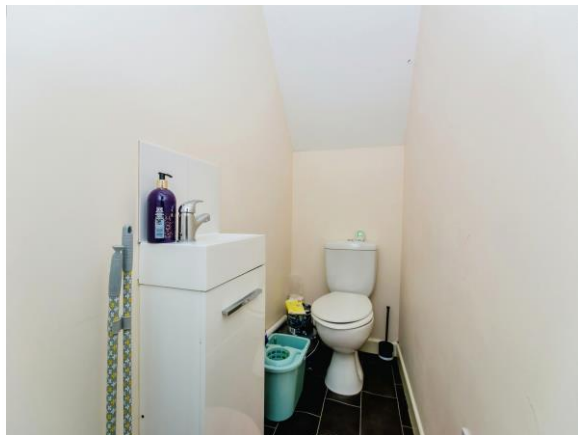


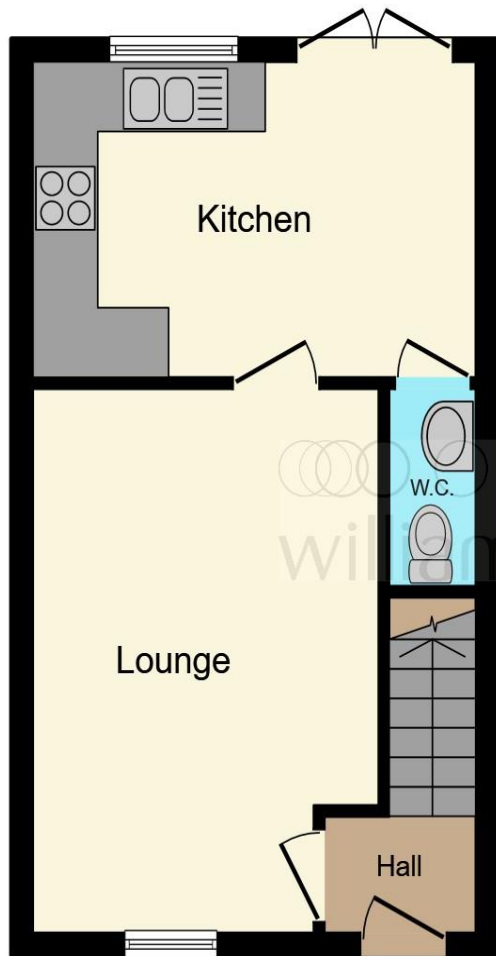
Timber Yard Gardens, Wisbech PE13 3JZ

Welcome to

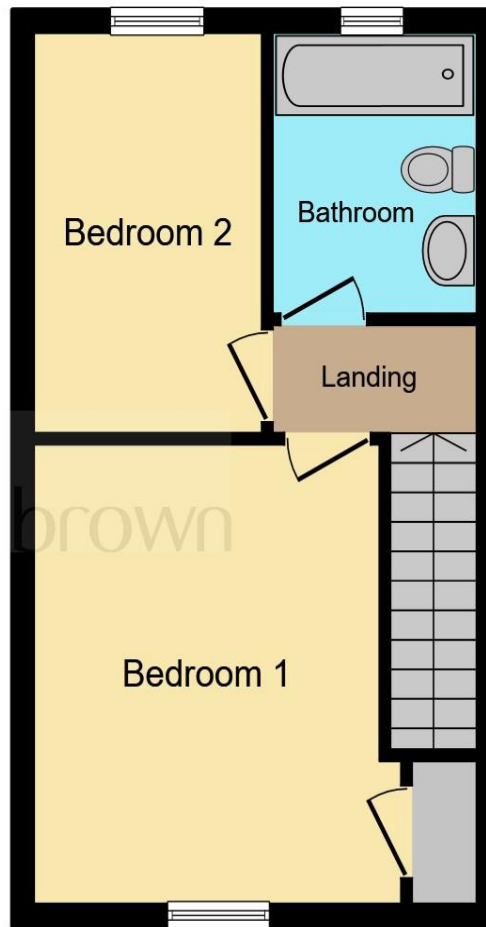
Timber Yard Gardens, Wisbech

LOOKING FOR A MODERN HOME? Take a look at this immaculate terraced home, on a private development of just 10 properties located on the outskirts of the popular town of Wisbech. This lovely home currently has a sitting tenant, under contract until the end of December 2024 and offers an entrance hall, lounge to the front, kitchen / diner across the back, a ground floor cloakroom and 2 bedrooms and bathroom to the 1st floor. Outside the property is an allocated parking space in a small car park to the side for the residents and an enclosed, mainly laid to lawn rear garden with gated access at the rear. The property is offered for sale with NO FORWARD CHAIN, is connected to all mains services and is available to view TODAY!





Ground Floor



First Floor

Entrance Hall

Lounge

15' 5" x 10' 1" (4.70m x 3.07m)

Kitchen / Diner

8' 9" x 13' 5" (2.67m x 4.09m)

Cloakroom

1st Floor

Bedroom 1

12' 10" x 10' 3" (3.91m x 3.12m)

Bedroom 2

6' 11" x 11' 4" (2.11m x 3.45m)

Bathroom

Rear Garden

Agents Note:

Under the Estate Agency Act 1979, we must inform you that the vendor of the property is related to/ is an employee of William H Brown

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

Timber Yard Gardens, Wisbech

- NO FORWARD CHAIN
- Modern Terraced Home
- 2 Bedrooms
- Off Road Parking
- Built 2016

Tenure: Freehold EPC Rating: B

offers in excess of

£150,000

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the Lynn Road signposted Walsoken & Port Area. Proceed out of town and continue along. At the third set of traffic lights turn left into Mount Pleasant Road. Continue along for approximately half a mile and turn right into Osborne Road. Continue along where Timber Yard Gardens can 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/WSB125059



Property Ref:
WSB125059 - 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.

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.



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