

16a Marsh Walk, WISBECH PE13 2DR

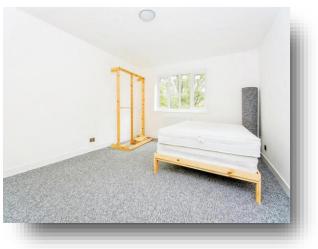


### Welcome to

# 16a Marsh Walk, WISBECH

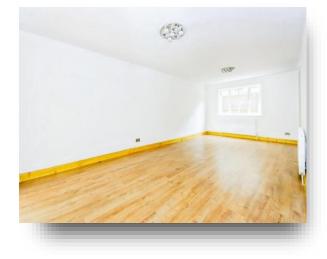
LOOKING FOR SOMETHING WITH A BIT OF HISTORY? This former St Johns Ambulance building has been completely overhauled into a fabulous, modern detached family home located just a short walk from the popular town centre of Wisbech. Offering 3/4 bedrooms, 1 of which can be on the ground floor, a ground floor wet room with under floor heating, a 22 ft lounge / diner plus a 16 ft family room with under floor heating, fitted kitchen with integrated appliances, 3 double bedrooms to the 1st floor, one of which benefiting further from en-suite facilities, and a family bathroom complete with under floor heating to finish the accommodation. Outside, the property fronts onto Marsh Walk with access at the rear from William Road, which provides access to the off road parking. There is also a further benefit of NO FORWARD CHAIN! To fully appreciate this beautiful home and to avoid disappointment, an early viewing is highly recommended!



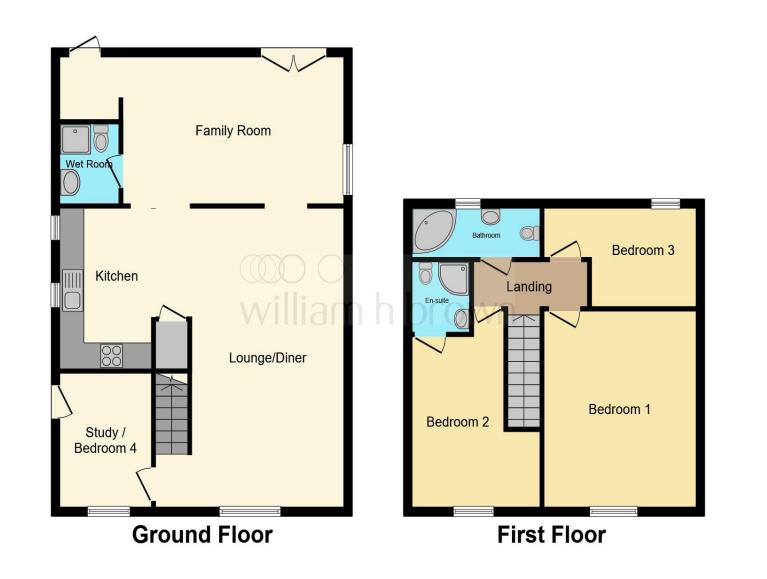












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

**Lounge / Diner** 11' 3" x 22' 5" ( 3.43m x 6.83m )

**Family Room** 16' 6" x 11' 3" ( 5.03m x 3.43m )

**Rear Lobby** 11' 3" x 22' 5" Max ( 3.43m x 6.83m Max )

**Kitchen Area** 12' 2" x 11' 5" ( 3.71m x 3.48m )

**Study / Bedroom 4** 7' 6" x 10' 2" ( 2.29m x 3.10m )

**Downstairs Wet Room** 

**1st Floor Landing** 

**Bedroom One** 11' 8" x 14' 11" ( 3.56m x 4.55m )

**Bedroom Two** 11' 7" x 14' 11" Max ( 3.53m x 4.55m Max )

**En-Suite** 

**Bedroom Three** 7' 4" Max x 11' 8" ( 2.24m Max x 3.56m )

**Family Bathroom** 11' 6" x 3' 8" ( 3.51m x 1.12m )

**Rear Garden** 

#### Welcome to

# 16a Marsh Walk, WISBECH

- Former St Johns Ambulance Building
- 3/4 Bedrooms
- Wet Room, Bathroom Plus En-Suite
- 2 Reception Rooms
- Off Road Parking

Tenure: Freehold EPC Rating: C

# £270,000





## view this property online williamhbrown.co.uk/Property/WSB116164



Property Ref: WSB116164 - 0003 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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Please note the marker reflects the postcode not the actual property

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