



Blunts Drove, Walton Highway Wisbech PE14 7DH

Welcome to

Blunts Drove, Walton Highway Wisbech

WHAT A FIND! Take a look beyond this deceptively spacious, semi detached home, located in the village of Walton Highway situated on a generous plot. The property was formerly a 3 bedroom, but has made 2 bedrooms into 1 large room, but could be returned fairly easily to a 3 bedroom should this be required. There are two double bedrooms and cloakroom to the 1st floor and a generous 22 ft lounge, a 21 ft kitchen / diner and a ground floor bathroom complete the internal accommodation. Outside there are 2 stables and a 33 ft tack room overlooking a paddock that has been used for equestrian purposes. The whole plot measures just under 1 acre (sts) and also features ample off road parking to the front and a barn/garage that has power connected. The property is offered for sale with NO FORWARD CHAIN and is available to view TODAY!

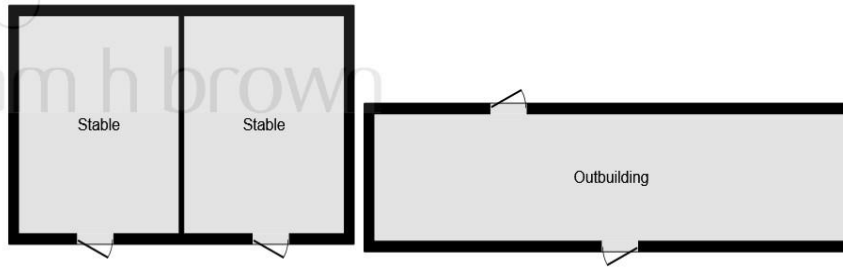




Ground Floor



First Floor



Outbuilding

Entrance Hall

Lounge

22' 4" x 14' 8" Max (6.81m x 4.47m Max)

Kitchen / Diner

21' 1" x 10' 1" Max (6.43m x 3.07m Max)

Bathroom (ground Floor)

6' 2" x 6' 4" (1.88m x 1.93m)

1st Floor Landing

Bedroom 1

10' 7" x 11' 9" Max (3.23m x 3.58m Max)

Bedroom 2

14' 6" x 8' 3" (4.42m x 2.51m)

Cloakroom

Front & Rear Gardens

Tac Room

33' 5" x 8' 3" (10.19m x 2.51m)

2 X Stables

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to

Blunts Drove, Walton Highway Wisbech

- NO FORWARD CHAIN
- Plot Measuring Just Under 1 Acre (STS)
- 2 Double Bedrooms (Formerly 3)
- Ample Off Road Parking
- 2 Stables & Tack Room
- Village Location

Tenure: Freehold EPC Rating: E

offers in excess of

£270,000

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the Lynn Road signposted Walsoken & Port Area. Proceed out of town and proceed straight over 3 roundabouts. Continue along at the 'T' junction turn right, follow the road round the 'S' bend and turn right into Blunts Drove.



view this property online williamhbrown.co.uk/Property/WSB125403



Property Ref:
WSB125403 - 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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