



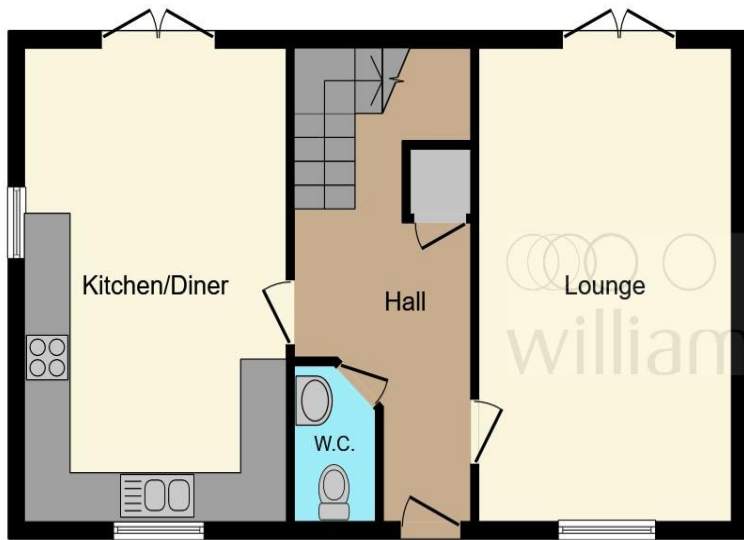
New Drove, Wisbech PE13 2RZ

Welcome to

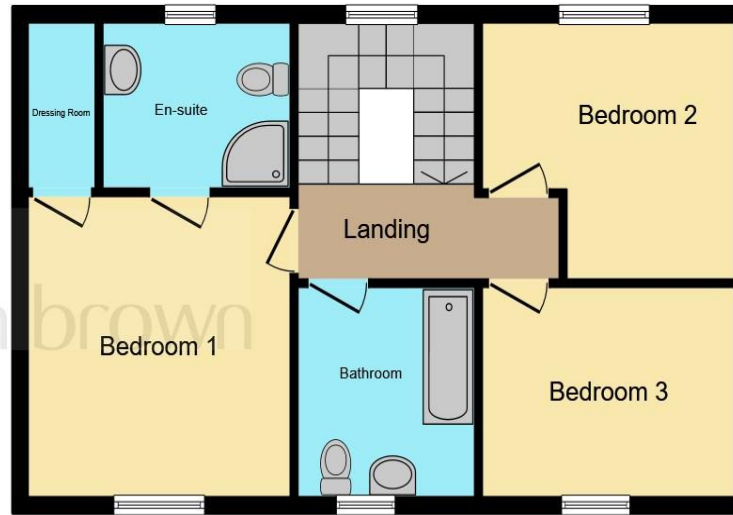
New Drove, Wisbech

WORTH A LOOK INSIDE! Situated on a corner plot, this modern detached house is presented in immaculate order throughout and is ideally situated with all amenities including schools and shops close at hand! Only completed in 2020, the property has three double bedrooms (the master having walk-in wardrobe and en-suite facilities) and a 19' lounge with log burner. There is also a modern, 19' kitchen/dining room with integrated appliances, a downstairs cloakroom, PVCu double glazing, gas radiator central heating and multi-vehicle off-road parking.





Ground Floor



First Floor

Entrance Hall

Downstairs Cloakroom

6' 3" x 3' 6" (1.91m x 1.07m)

Lounge

19' 1" x 10' 9" (5.82m x 3.28m)

Kitchen/dining Room

19' 1" x 11' 4" (5.82m x 3.45m)

First Floor Landing

Master Bedroom

12' excluding wardrobe x 11' 3" (3.66m excluding wardrobe x 3.43m)

Walk-In Wardrobe

En-Suite

6' 7" x 8' (2.01m x 2.44m)

Bedroom Two

10' 4" x 10' 10" maximum (3.15m x 3.30m maximum)

Bedroom Three

8' 5" x 10' 10" (2.57m x 3.30m)

Family Bathroom

8' 5" x 7' 7" (2.57m x 2.31m)

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

New Drove, Wisbech

- Modern detached house
- Three double bedrooms
- En-suite to master
- Downstairs cloakroom
- Corner plot

Tenure: Freehold EPC Rating: B

offers in excess of

£280,000

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Proceed to the fifth set of traffic lights and turn right into Weasenham Lane. Continue along and take the third turning left into New Drove where the property is on the right hand side, fronting on to Weasenham Lane.



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WSB125807](https://www.williamhbrown.co.uk/Property/WSB125807)



Property Ref:
WSB125807 - 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.

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.



william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)