



Chapel Avenue, Wisbech St. Mary Wisbech PE13 4RD

Welcome to

Chapel Avenue, Wisbech St. Mary Wisbech

VILLAGE LIFE WITHOUT THE STAIRS! Situated in a quiet cul de sac location, this established end terraced bungalow is presented in good order throughout and would be ideal for those wanting life on one level! With two double bedrooms and a 14' lounge, the property also benefits from a refitted kitchen, a refitted bathroom, PVCu double glazing and multi-vehicle off-road parking.





Entrance Hall

Lounge

11' 2" x 14' 7" maximum (3.40m x 4.45m maximum)

Kitchen

13' 10" maximum x 10' 10" (4.22m maximum x 3.30m)

Bedroom One

11' 10" excluding wardrobe x 10' 11" (3.61m excluding wardrobe x 3.33m)

Bedroom Two

11' 1" x 10' 1" (3.38m x 3.07m)

Bathroom

7' 11" x 7' 6" maximum (2.41m x 2.29m maximum)

Brick Store

9' 10" x 9' 10" (3.00m x 3.00m)

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

Chapel Avenue, Wisbech St. Mary Wisbech

- End terraced bungalow
- Two double bedrooms
- Refitted kitchen and bathroom
- Cul de sac location
- Off-road parking
- NO CHAIN!!

Tenure: Freehold EPC Rating: E

offers over

£175,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WSB125991](https://www.williamhbrown.co.uk/Property/WSB125991)



Property Ref:
WSB125991 - 0006

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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Directions to this property:

From Wisbech Freedom Bridge roundabout, take the former A47, Nene Quay, signposted Peterborough to the first set of traffic lights and turn right over the bridge. Turn immediately left into North Brink and continue to the traffic lights. Turn left and continue along North Brink and follow the road round into Barton Road. Proceed to the village of Wisbech St Mary and continue along High Road. Turn right into Chapel Avenue and then turn right again where the property is on the right hand side.



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