



High Road, Newton-In-The-Isle Wisbech PE13 5ET

Welcome to

High Road, Newton-In-The-Isle Wisbech

VILLAGE LIFE WITHOUT THE STAIRS! Situated in a non-estate location with open field views to the front, this established detached bungalow does require some modernisation and is available with no onward chain! With three double bedrooms and two reception areas, the property also benefits from a conservatory, PVCu double glazing and multi-vehicle off-road parking with a car port and single garage.





Entrance Hall

Lounge

13' 11" x 12' 11" (4.24m x 3.94m)

Dining Area

11' 11" x 9' 10" (3.63m x 3.00m)

Kitchen

9' 11" x 9' 11" (3.02m x 3.02m)

Conservatory

15' 5" x 8' 8" (4.70m x 2.64m)

Bedroom One

9' 10" x 12' 11" into wardrobes (3.00m x 3.94m into wardrobes)

Bedroom Two

12' 10" x 7' 4" excluding wardrobes (3.91m x 2.24m excluding wardrobes)

Bedroom Three

9' 10" into wardrobes x 8' 11" (3.00m into wardrobes x 2.72m)

Bathroom

6' 6" x 5' 5" (1.98m x 1.65m)

Garage

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

High Road, Newton-In-The-Isle Wisbech

- Established detached bungalow
- Three double bedrooms
- Two reception areas
- Open field views
- No onward chain

Tenure: Freehold EPC Rating: D

£250,000

Directions to this property:

From Wisbech Freedom Bridge roundabout take the A1101 signposted Long Sutton. Proceed to the second set of traffic lights and bear right into Sutton Road. Continue along and turn left signposted Newton. Follow the road into the village where the property will be found on your right hand side. Look out for our board!



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB125833



Property Ref:
WSB125833 - 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