



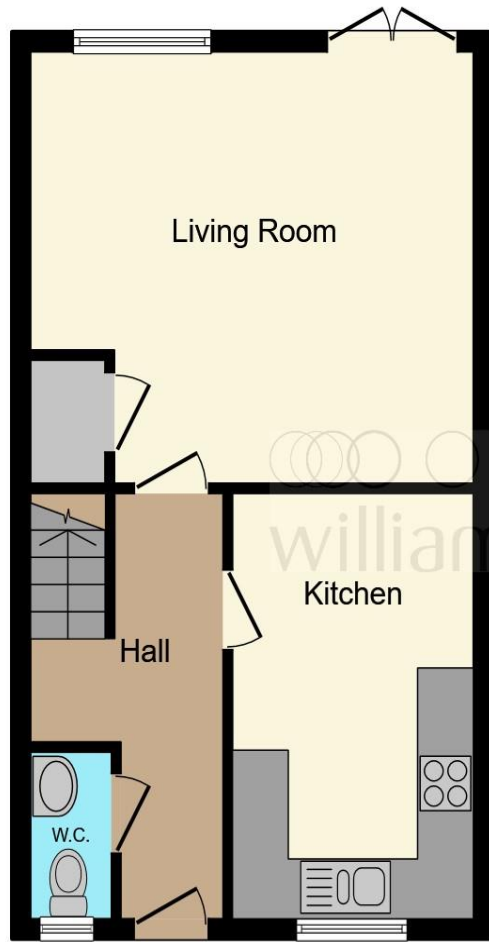
Fenmen Place, Wisbech PE13 3FA

Welcome to

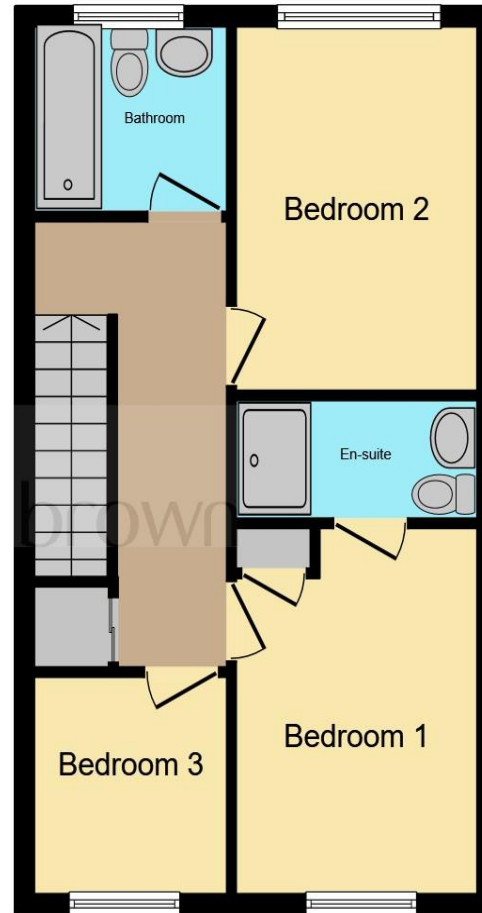
Fenmen Place, Wisbech

LOOKING FOR A FIRST FAMILY HOME? Less than 3 years old, this modern mid terraced house would be ideal as a first family home and is available to the market with no onward chain! With three bedrooms (the master having en-suite facilities) and a 15' lounge, the property also benefits from a 14' kitchen/dining room, a downstairs cloakroom, two allocated parking spaces and air source pump heating system.





Ground Floor



First Floor

Entrance Hall

Downstairs Cloakroom

5' 6" x 20' 10" (1.68m x 6.35m)

Kitchen/Dining Room

14' x 8' 5" (4.27m x 2.57m)

Lounge

14' 2" x 15' 6" maximum (4.32m x 4.72m maximum)

First Floor Landing

Master Bedroom

12' into wardrobes x 8' 5" (3.66m into wardrobes x 2.57m)

En-Suite

4' 1" maximum x 8' 5" (1.24m maximum x 2.57m)

Bedroom Two

11' 11" x 8' 6" (3.63m x 2.59m)

Bedroom Three

7' 1" x 6' 9" (2.16m x 2.06m)

Bathroom

6' x 6' 9" (1.83m x 2.06m)

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

Fenmen Place, Wisbech

- Modern mid terraced house
- Three bedrooms, En-Suite to Master
- Air source pump heating system
- No onward chain
- Tax Band: A

Tenure: Freehold EPC Rating: B

£190,000

Directions to this property:

From Wisbech Freedom Bridge roundabout take the Lynn Road signposted Walsoken & Port Area. Proceed to the mini roundabout and turn right into Lerowe Road. Follow along and turn right into Fenmen place where the property is on the right hand side.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB125895



Property Ref:
WSB125895 - 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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