



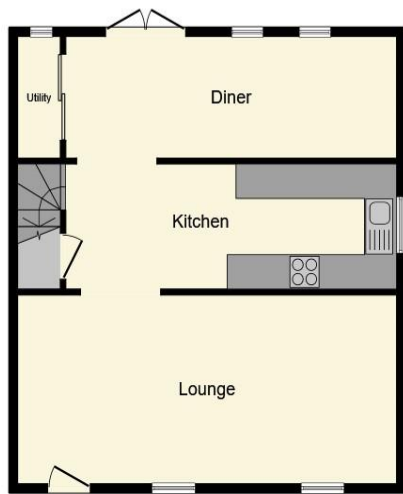
The Chase, West Walton WISBECH PE14 7EX

welcome to

The Chase, West Walton WISBECH

ESCAPE TO THE COUNTRY! Situated down a quiet no-through road with open field views, this charming semi-detached cottage sits on a generous plot with outbuildings suitable for a variety of uses as well as fully owned solar panels saving you money on your bills!





Ground Floor



First Floor



Outbuilding

Lounge

10' 9" x 23' 3" (3.28m x 7.09m)

Kitchen

7' 1" x 20' 10" (2.16m x 6.35m)

Dining Room

6' 11" x 20' 7" (2.11m x 6.27m)

Utility Room

5' 7" x 2' 9" (1.70m x 0.84m)

First Floor Landing

Bedroom One

10' 10" x 10' 10" excluding wardrobes (3.30m x 3.30m excluding wardrobes)

Bedroom Two

11' x 7' 10" excluding wardrobes (3.35m x 2.39m excluding wardrobes)

Bedroom Three

6' 11" x 10' maximum (2.11m x 3.05m maximum)

Bathroom

4' 2" x 9' 9" (1.27m x 2.97m)

Outbuilding

Man Cave

22' 11" x 17' 10" maximum (6.99m x 5.44m maximum)

Cloakroom/Utility Room

7' 1" x 6' 1" (2.16m x 1.85m)

Office

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

The Chase, West Walton WISBECH

- Established semi-detached cottage
- Solar Panels Owned Outright
- Two reception rooms
- Refitted kitchen and bathroom
- Tax Band: B

Tenure: Freehold EPC Rating: D

offers in excess of

£290,000

directions to this property:

From the Wisbech Freedom Bridge roundabout, take the B198 Lynn Road signposted Walsoken & Port Area. Continue out of town and at the mini roundabout proceed straight on. At the next set of traffic lights turn left signposted West Walton. Continue along and upon entering the village take note of the church immediately in front of you. Bear left on to Church End and then turn left into River Road. Continue along for approximately 0.4 miles and turn left into The Chase 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/WSB125998



Property Ref:
WSB125998 - 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.

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