



**Churchill Road, Gorefield Wisbech PE13 4NA**

## **Welcome to**

### **Churchill Road, Gorefield Wisbech**

LOOKING FOR THE VILLAGE LIFESTYLE? Situated on a corner plot in this highly regarded village, this established semi-detached house has been considerably extended and is available to the market with no onward chain. Located in the village of Gorefield where you can find, infant/pre-school/primary school, local shop, butchers, pub and even a garage. With three bedrooms and three reception rooms, the property also benefits from a useful utility room, a downstairs shower room, multi-vehicle off-road parking and a detached double garage.





**Ground Floor**



**First Floor**

**Side Porch**

**Entrance Hall**

**Dining Room**

10' 9" x 9' 8" maximum ( 3.28m x 2.95m maximum )

**Sitting Room**

10' 9" x 14' 11" maximum ( 3.28m x 4.55m maximum )

**Kitchen**

6' 11" x 11' 7" ( 2.11m x 3.53m )

**Lounge**

12' 6" x 20' 9" ( 3.81m x 6.32m )

**Utility Room**

11' 1" x 5' 5" ( 3.38m x 1.65m )

**Shower Room**

8' 1" x 4' ( 2.46m x 1.22m )

**First Floor Landing**

**Bedroom One**

10' 9" x 11' maximum ( 3.28m x 3.35m maximum )

**Bedroom Two**

10' 10" x 11' 9" maximum ( 3.30m x 3.58m maximum )

**Bedroom Three**

7' x 9' 3" ( 2.13m x 2.82m )

**Bathroom**

6' 11" x 6' 7" ( 2.11m x 2.01m )

**Double Garage**

16' 11" x 18' 3" ( 5.16m x 5.56m )

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](http://www.focalagent.com)

## Welcome to

### Churchill Road, Gorefield Wisbech

- Extended semi-detached house
- Three bedrooms
- Three reception rooms
- Detached double garage
- No onward chain

Tenure: Freehold EPC Rating: D

# £235,000

### Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Long Sutton. Continue along into Leverington Road and at the next set of traffic lights continue straight on signposted Leverington & Parson Drove. At the Rising Sun Public House turn right into Church Road and follow the road round to the left, past the church, into Gorefield Road. Upon entering Gorefield continue along High Road and turn right into Churchill Road where the property is the first one on your right hand side.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB125936](http://williamhbrown.co.uk/Property/WSB125936)



Property Ref:  
WSB125936 - 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](mailto:Wisbech@williamhbrown.co.uk)



20 High Street, WISBECH, Cambridgeshire,  
PE13 1DE



[williamhbrown.co.uk](http://williamhbrown.co.uk)