



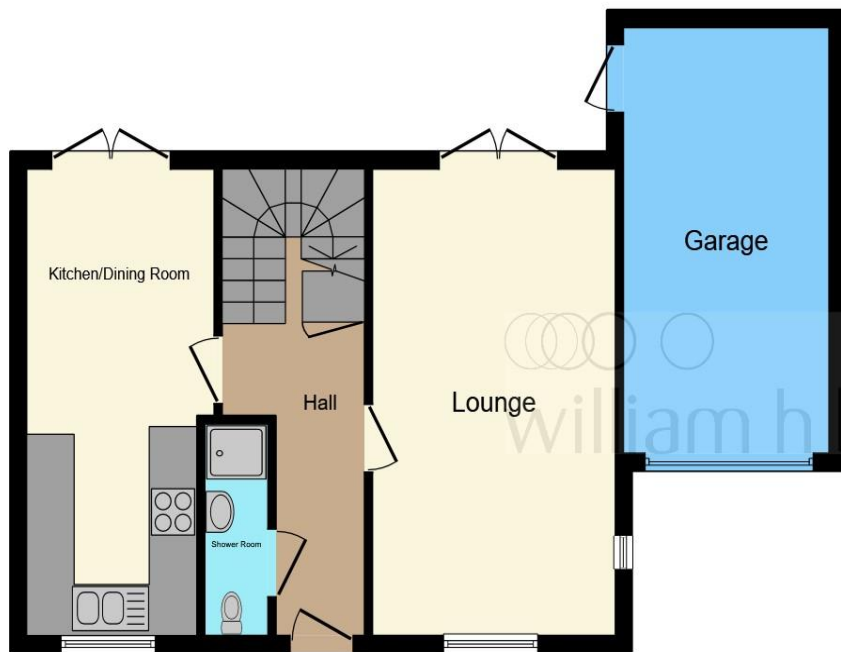
Winceby Close, Wisbech PE14 0TG

Welcome to

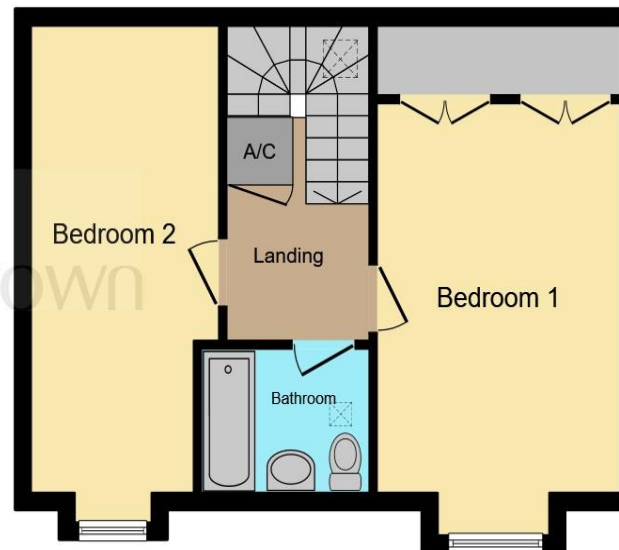
Winceby Close, Wisbech

TAKE A WALK IN TO TOWN! Situated less than a mile from the town centre, this modern detached chalet style house would be ideal for those wanting amenities close at hand and is available to the market with no onward chain. With two double bedrooms and an 18' lounge, the property also benefits from an 18' kitchen/dining room, bath and shower rooms, a single garage and a sunny, south-facing rear garden.





Ground Floor



First Floor

Entrance Hall

Shower Room

8' 2" x 2' 9" (2.49m x 0.84m)

Lounge

18' x 10' 1" (5.49m x 3.07m)

Kitchen/Dining Room

18' x 7' 1" (5.49m x 2.16m)

First Floor Landing

Bedroom One

11' 2" minimum excluding wardrobes x 10' 3" (3.40m minimum excluding wardrobes x 3.12m)

Bedroom Two

13' 6" minimum x 7' 9" (4.11m minimum x 2.36m)

Bathroom

5' 6" maximum x 6' 10" (1.68m maximum x 2.08m)

Garage

16' 8" x 7' 9" minimum (5.08m x 2.36m minimum)

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

Winceby Close, Wisbech

- ***** OPEN HOUSE EVENT - Sunday 12th May 13:00 - 14:00 *****
- Modern detached chalet style house
- Two double bedrooms
- Bath and shower rooms
- Tax Band: B

Tenure: Freehold EPC Rating: B

offers in excess of

£190,000

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 continue straight on. Follow the road along and at the next set of lights turn right into Abraham drive. Continue along and turn left into Winceby Close 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/WSB126030



Property Ref:
WSB126030 - 0004

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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