



Salts Road, West Walton Wisbech PE14 7EJ

Welcome to

Salts Road, West Walton Wisbech

GENEROUS AND VERSATILE ACCOMMODATION FOR THE GROWING FAMILY! Take a look at this well presented, modernised family home located in the popular village of West Walton. This lovely home has been updated by its current owner and offers 3 double bedrooms, a refitted 3 piece shower room, a generous fitted kitchen / diner with patio doors out to the rear garden, a lounge to the front plus ample off road parking for multiple vehicles, a single garage and a generous enclosed rear garden that features a covered seating area, carport and a shed. The property offers oil central heating, mains electricity, water and drainage and is available to view TODAY! Contact us to avoid disappointment!





Entrance Hall

Lounge

9' 9" x 16' Max (2.97m x 4.88m Max)

Kitchen

21' x 13' 7" Max (6.40m x 4.14m Max)

Bedroom 1

9' 9" x 12' 6" Max (2.97m x 3.81m Max)

Bedroom 2

11' 5" x 15' 5" Max (3.48m x 4.70m Max)

Bedroom 3

12' 6" Max x 9' 9" (3.81m Max x 2.97m)

Bathroom

10' 2" x 6' 7" (3.10m x 2.01m)

Front & Rear Gardens

Single 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

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- Detached Bungalow
- 3 Double Bedrooms
- Refurbished Family Home
- Good Size Plot
- Off Road Parking

Tenure: Freehold EPC Rating: E

offers in excess of

£340,000

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 and turn right into School Road. Proceed along and turn left into Salts Road where the property will be found on your right hand side.



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WSB125606](https://www.williamhbrown.co.uk/Property/WSB125606)



Property Ref:
WSB125606 - 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.

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.



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