



Walton Road, Wisbech PE14 7AG

Welcome to

Walton Road, Wisbech

ESCAPE TO THE COUNTRY! Situated in a semi-rural location on the outskirts of town, this established detached bungalow would be ideal for those wanting a taste of the countryside with open field views. With three double bedrooms and a 17' lounge, the property also benefits from a 15' kitchen dining room, a 17' conservatory, a useful utility room and a double garage, all sitting on a plot of approximately 0.3 acres (S.T.S.)





Front Porch

Entrance Hall

Lounge

11' 5" maximum x 17' 9" (3.48m maximum x 5.41m)

Kitchen/Dining Room

11' 6" maximum x 15' 2" (3.51m maximum x 4.62m)

Side Lobby

Utility Room

3' 6" x 12' 5" (1.07m x 3.78m)

Conservatory

17' 1" x 11' 9" (5.21m x 3.58m)

Bedroom One

11' 5" into wardrobes x 11' 10" into wardrobes (3.48m into wardrobes x 3.61m into wardrobes)

Bedroom Two

10' 5" x 10' 5" (3.17m x 3.17m)

Bedroom Three / Dining Room

7' 5" into wardrobes x 11' 11" (2.26m into wardrobes x 3.63m)

Bathroom

5' 6" x 8' 11" (1.68m x 2.72m)

Double Garage

18' 4" x 19' 6" (5.59m x 5.94m)

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

Walton Road, Wisbech

- Established detached bungalow
- Three double bedrooms
- Conservatory
- 0.3 acre plot (S.T.S.)
- Double garage

Tenure: Freehold EPC Rating: E

offers in excess of

£310,000

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the B198 Lynn Road. Continue out of town and at the mini roundabout proceed straight over. At the traffic lights turn left into Walton Road and bear round to the right. Continue along for approximately 1 mile where the property will be found on the left hand side, look for our board.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB126066



Property Ref:
WSB126066 - 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.

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