



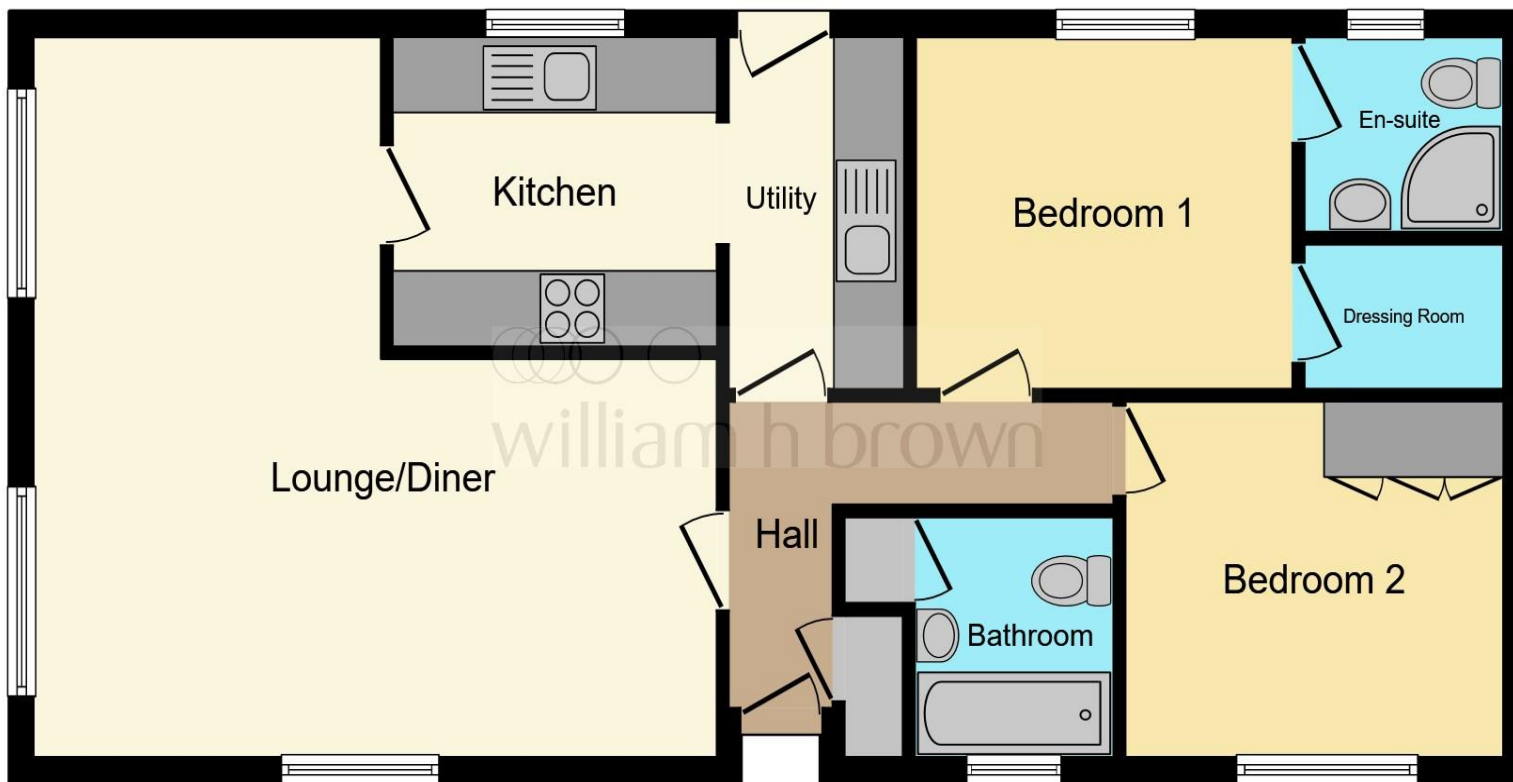
Grove Park, Magazine Lane, Wisbech PE13 1LF

Welcome to

Grove Park, Magazine Lane, Wisbech

A PERFECT PARK HOME! Available exclusively to the over 50's, this detached Park Home is presented in immaculate condition throughout and viewing is the only way to appreciate all that is on offer! With two double bedrooms (the master having en-suite shower room and walk-in wardrobe) and a 19' Lounge/dining room, the property also benefits from a refitted kitchen, a refitted bathroom, a useful utility room and off-road parking.





Entrance Hall

Lounge/Dining Room

19' 2" maximum x 17' 9" maximum (5.84m maximum x 5.41m maximum)

Kitchen

7' 10" x 9' 1" (2.39m x 2.77m)

Utility Room

4' 10" x 9' 1" (1.47m x 2.77m)

Master Bedroom

10' 6" x 9' 2" excluding wardrobe (3.20m x 2.79m excluding wardrobe)

Walk-In Wardrobe

En-Suite

5' 7" x 5' (1.70m x 1.52m)

Bedroom Two

10' 7" x 9' 4" into wardrobe (3.23m x 2.84m into wardrobe)

Bathroom

6' 3" x 5' 6" (1.91m x 1.68m)

Agents Notes:

There are a number of obligations on both sellers and buyers when completing the process of purchasing a park home and we recommend using a solicitor. Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

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

Grove Park Magazine Lane, Wisbech

- Stunning detached Park Home
- Over 50's only
- Two double bedrooms, En-suite to master
- Tax Band: A
- Refitted kitchen & bathroom

Tenure: EPC Rating: Exempt

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

offers over

£130,000

Directions to this property:

From Wisbech Freedom roundabout, take the A47 signposted Peterborough to the first set of traffic lights. Turn right over the bridge and then immediately left into North Brink. Continue down North Brink to the next set of traffic lights and turn left. Continue along and turn left continuing down North Brink. Turn right into Magazine Lane and proceed along. Turn right into Grove Park where the park home will be found on your left hand side.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB125764



Property Ref:
WSB125764 - 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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