









### Welcome to

## Malt Drive, South Brink Wisbech

This superb immaculate detached bungalow is situated in a popular residential location a short distance from the Wisbech town centre. The bungalow has been updated with a lovely kitchen and shower room and well decorated throughout. The property comprises an entrance hall, lounge, kitchen, 2 bedrooms, uPVC conservatory and shower room. The property benefits from being situated on a corner plot position and has its own driveway leading to a detached garage. There is an enclosed rear garden which is well laid being low maintenance and a garden store. Internal viewing is highly recommended.















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

#### Lounge

15' 10" + Bay x 11' (4.83m + Bay x 3.35m

#### Kitchen

13' x 8' 11" Max ( 3.96m x 2.72m Max )

## Conservatory

11' 4" x 10' 2" ( 3.45m x 3.10m )

#### **Shower Room**

#### **Bedroom One**

10' 11" x 10' 9" ( 3.33m x 3.28m )

#### **Bedroom Two**

9' Max x 12' Max ( 2.74m Max x 3.66m Max )

#### Garage

17' 1" x 8' 3" Max ( 5.21m x 2.51m Max )

#### Welcome to

## Malt Drive, South Brink Wisbech

- Detached Bungalow
- 2 Bedrooms
- Corner Location
- Detached Garage
- Tax Band: B
- Excellent Decorative Condition
- High Spec Kitchen & Shower Room

Tenure: Freehold EPC Rating: D

#### 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 turn right into South Brink. Turn left into Riverside Way and turn right into Malt Drive. Continue to the bottom and turn right where the property will be found on your left hand side.

# £230,000









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/WSB126095



Property Ref: WSB126095 - 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.





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