



Osborne Residential Park, Osborne Road, Wisbech PE13 3JY

Welcome to

Osborne Residential Park Osborne Road, Wisbech

ROOM WITH A VIEW! This detached park home is superbly located on a popular development and must be viewed to appreciate. The accommodation includes an entrance hall, lounge, dining room, kitchen, utility room, 3 bedrooms and a shower room. The property benefits from having a detached garage and parking. A particular feature of this Park Home is that the lounge has views across open fields.





Entrance Porch

Lounge

14' 10" x 12' 11" (4.52m x 3.94m)

Dining Room

9' 10" x 8' 10" (3.00m x 2.69m)

Kitchen

11' 11" narrowing to 9' 10" x 9' 6" (3.63m
narrowing to 3.00m x 2.90m)

Utility Room

Bedroom One

9' 6" x 9' 2" (2.90m x 2.79m)

En-Suite

Bedroom Two

10' x 9' 6" inc wardrobes (3.05m x 2.90m
inc wardrobes)

Bedroom Three

6' 6" x 6' 3" (1.98m x 1.91m)

Shower Room

Agents Note:

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

Osborne Residential Park Osborne Road, Wisbech

- Detached Park Home
- Superbly located on a popular development
- 3 Bedrooms
- Garage & Parking
- Occupation by over 45's only

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.

£125,000



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/WSB126185



Property Ref:
WSB126185 - 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.

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.

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the Lynn Road signposted Walsoken & Port Area. Proceed out of town and continue along. At the second set of traffic lights turn left into Mount Pleasant Road. Continue along for approximately half a mile and turn right into Osborne Road. Continue along and turn right into Osborne Park.



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