









## Welcome to

# **Salcott Drive, WISBECH**

EXTENDED!! A detached extended house offering spacious accommodation. In immaculate condition the property has 4 bedrooms, bathroom and shower to the first floor, entrance hall, office/family room, lounge, dining room, kitchen, utility and downstairs wc to the ground floor. Internal viewings are a must to appreciate. Situated in a cul-de-sac location the property enjoys parking and gardens.















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

#### **Entrance Porch**

#### **Entrance Hall**

### Lounge

11' 11" x 14' 7" ( 3.63m x 4.45m )

## **Dining Room**

12' 2" x 9' 8" ( 3.71m x 2.95m )

#### Kitchen

8' 7" x 12' max ( 2.62m x 3.66m max )

### **Utility Room**

5' 4" x 7' 6" ( 1.63m x 2.29m )

### Office / Family Room

7' 5" x 15' 5" ( 2.26m x 4.70m )

#### **Downstairs WC**

#### First Floor

### **Bedroom One**

14' 7" x 11' 2" ( 4.45m x 3.40m )

#### **Bedroom Two**

12' 2" x 11' 1" Max ( 3.71m x 3.38m Max )

### **Bedroom Three Section 1**

7' 2" x 7' 6" ( 2.18m x 2.29m )

### **Bedroom Three Section 2**

10' 5" x 7' 6" ( 3.17m x 2.29m )

#### **Bedroom Four**

7' 6"  $\times$  6' 8" extending to 12' 1" into wardrobe (  $2.29m \times 2.03m$  extending to 3.68m into wardrobe )

### **Bathroom**

#### Shower

### Welcome to

# Salcott Drive, WISBECH

- Extended Detached House
- 4 Bedrooms
- Bathroom and separate Shower
- 3 Receptions
- Parking and Gardens
- Immaculately Presented

Tenure: Freehold EPC Rating: C

offers in excess of

£300,000

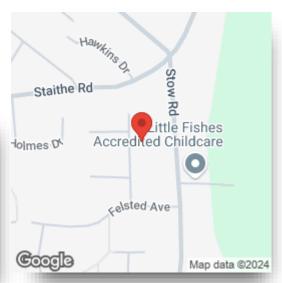
### Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. At the third set of traffic lights turn left into Norwich Road. Continue along and turn right into Boyces Road. Take the second left hand turning into Bush Lane and proceed to the bottom. Turn left into Stow Road and take the first left into Felsted Avenue and then right into Salcott Drive where the property is on the right hand side.









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/WSB126227



Property Ref: WSB126227 - 0009 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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