



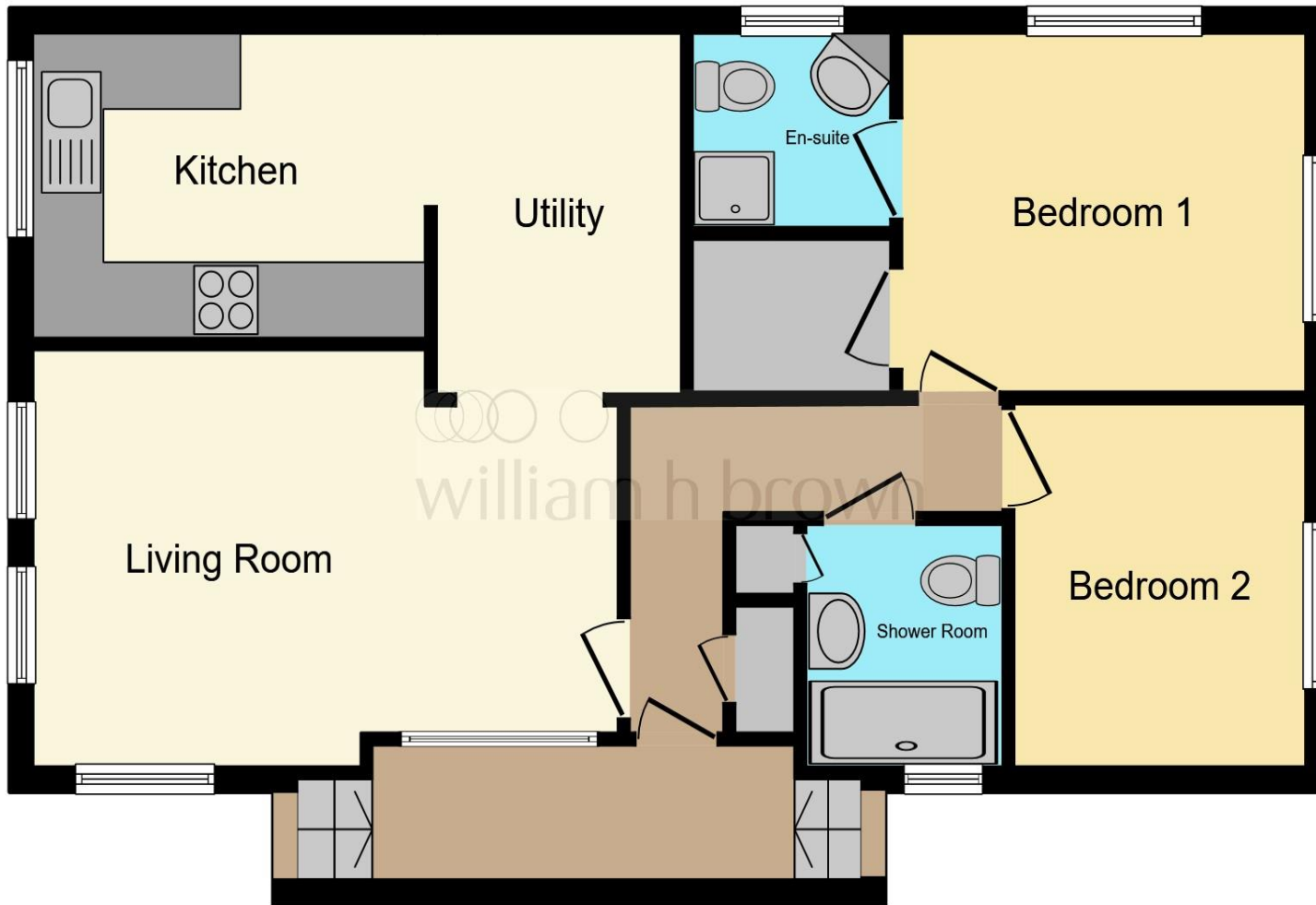
Grove Park, Magazine Lane, Wisbech PE13 1LF

Welcome to

Grove Park Magazine Lane, Wisbech

ONE FOR THE OVER 50's! Situated on the popular Grove Park site, this detached Park Home is presented in immaculate order throughout and is available to the market with no onward chain. With two double bedrooms (the master having en-suite and walk-in wardrobe) and two reception areas, the property also benefits from PVCu double glazing, gas radiator central heating (with new boiler fitted in 2021), off-road parking and a wrap-around low maintenance garden.





Entrance Hall

Lounge

11' maximum x 16' 7" (3.35m maximum x 5.05m)

Dining Area

9' 3" x 6' 10" (2.82m x 2.08m)

Kitchen

7' 11" x 11' (2.41m x 3.35m)

Master Bedroom

11' 3" x 9' 4" (3.43m x 2.84m)

En-Suite

5' 6" x 5' (1.68m x 1.52m)

Walk-In Wardrobe

Bedroom Two

8' 2" x 9' 4" into wardrobes (2.49m x 2.84m into wardrobes)

Shower Room

6' 2" x 5' 6" (1.88m x 1.68m)

Agents Note:

There are a number of obligations on both Sellers and Buyers when completing the process for purchasing a Park Home and we recommend taking advice from a Solicitor or other Professional - independent from the Seller or Site Owner - when buying a home.

Sites often have requirements specific to the purchase of a property and to 'the Site' in general, which could include paying the Site Owner's 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

- Detached Park Home for over 50's only
- Two double bedrooms
- En-Suite and Walk-in Wardrobe to Bedroom One
- Two reception areas
- No onward chain

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

£110,000

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, bear round to the left and follow the road around where the park home will be found on your right hand side.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB126222



Property Ref:
WSB126222 - 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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