



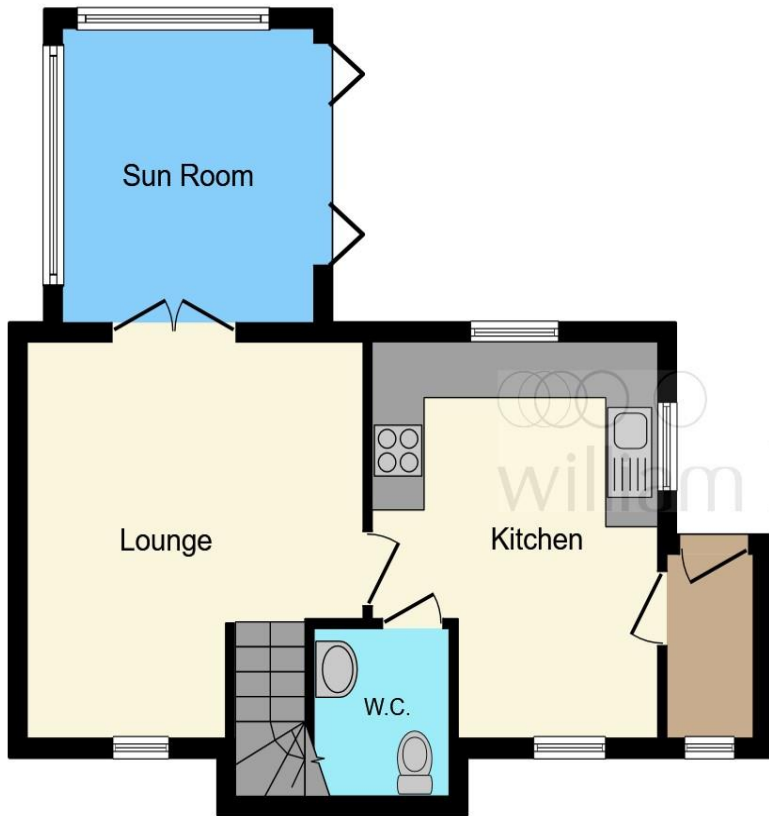
Cattle Dyke, Gorefield Wisbech PE13 4NN

Welcome to

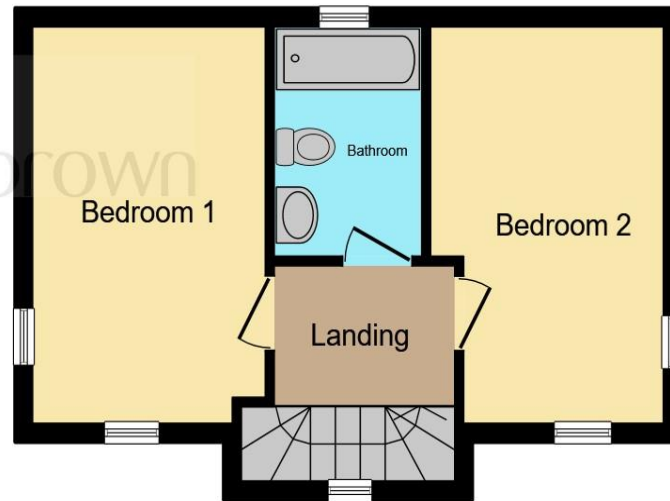
Cattle Dyke, Gorefield Wisbech

CALLING ALL FIRST-TIME BUYERS! Situated in a non-estate, village location, this modern detached house provides well-proportioned accommodation throughout and would make an ideal first step on to the property ladder! With two double bedrooms and two reception rooms, the property also benefits from a downstairs cloakroom, PVCu double glazing and off-road parking.





Ground Floor



First Floor

Entrance Hall

Kitchen

14' maximum x 10' 10" (4.27m maximum x 3.30m)

Downstairs Cloakroom

Lounge

14' x 12' 8" (4.27m x 3.86m)

Sun Lounge

11' x 9' 6" (3.35m x 2.90m)

First Floor Landing

Bedroom One

13' 11" x 8' 9" maximum (4.24m x 2.67m maximum)

Bedroom Two

13' 11" x 8' 9" (4.24m x 2.67m)

Bathroom

8' x 5' 6" (2.44m x 1.68m)

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

Cattle Dyke, Gorefield Wisbech

- Modern detached house
- Two double bedrooms
- Two reception rooms
- Non-estate village location
- Calling all First Time Buyers

Tenure: Freehold EPC Rating: B

offers in excess of

£185,000

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Long Sutton. Proceed out of town and continue along taking note of ASDA on your left hand side. At the traffic lights turn left signposted Leverington & Parson Drove. Follow the road through the "S" bends and turn right signposted Leverington & Gorefield. Continue through the village of Leverington and head towards Gorefield. Upon entering Gorefield continue along and turn left into Cattle Dyke where the property will be found on your right hand side.



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/WSB126322



Property Ref:
WSB126322 - 0005

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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