



Beechings Close, Wisbech St. Mary Wisbech PE13 4SS

Welcome to

Beechings Close, Wisbech St. Mary Wisbech

Situated in a popular village location with good local amenities. A detached house with 3 bedrooms and a replaced family bathroom on the first floor. On the ground floor there is an entrance hall, lounge, kitchen/diner, utility, and cloakroom. The house has oil central heating, parking and gardens and internal viewing is recommended to appreciate size of accommodation.



Entrance Hall

uPVC double glazed entrance door to entrance hall, radiator, uPVC double glazed window with fitted blind, laminate style floor, stairs to first floor.

Lounge

15' x 12' 8" Max (4.57m x 3.86m Max)
uPVC double glazed window, radiator.

Kitchen / Breakfast Room

11' 2" x 11' 11" (3.40m x 3.63m)
Fitted kitchen comprising of units at base and wall level, work top surface, oven hob and cooker hood, 1 1/2 bowl single drainer sink with mixer tap, space and plumbing for washing machine, tiled splashbacks, space for fridge freezer, Worcester oil central heating Boiler, uPVC double glazed window, uPVC double glazed French doors to rear, inset spot lighting, radiator.

Lobby

uPVC double glazed exit door, understairs storage cupboard.

Downstairs Cloakroom

Low flush WC, hand wash basin, uPVC double glazed window, extractor, radiator.

First Floor Landing

Access to roof space, storage cupboard.

Bedroom One

12' 7" x 8' 11" (3.84m x 2.72m)
uPVC double glazed window, radiator, built-in wardrobe.

Bedroom Two

11' 3" x 7' 1" + door recess (3.43m x 2.16m + door recess)
uPVC double glazed window, radiator, built-in wardrobe.

Bedroom Three

6' 10" x 8' 5" (2.08m x 2.57m)
uPVC double glazed window, radiator.

Family Bathroom

comprising of 'P' shape bath with mixer tap and mains shower Drencher style shower head and hand held shower, shower screen, low flush wc, pedestal hand wash basin, extensive wall tiling, tiled floor, uPVC double glazed window, shaver socket.

Outside

To the front of the property there is parking for vehicles, and to the rear an extensive patio, lawned garden and 2 timber garden sheds.



view this property online williamhbrown.co.uk/Property/WSB126377



Welcome to

Beechings Close, Wisbech St. Mary Wisbech

- Detached House
- 3 Bedrooms
- Kitchen / Breakfast Room
- Parking and Garden
- Popular Village Location
- Oil Central Heating

Tenure: Freehold EPC Rating: D

offers in excess of

£200,000

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the former A47, Nene Quay, signposted Peterborough to the first set of traffic lights. Turn right over the bridge and then immediately left into North Brink. Continue along and at the traffic lights turn left. Proceed along and bear round to the right into Barton Road. Upon entering Wisbech St Mary turn right into Station Road and then left into Beechings Close where the property will be found on your left hand side, look for our board.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB126377



Property Ref:
WSB126377 - 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.

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.



william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk