



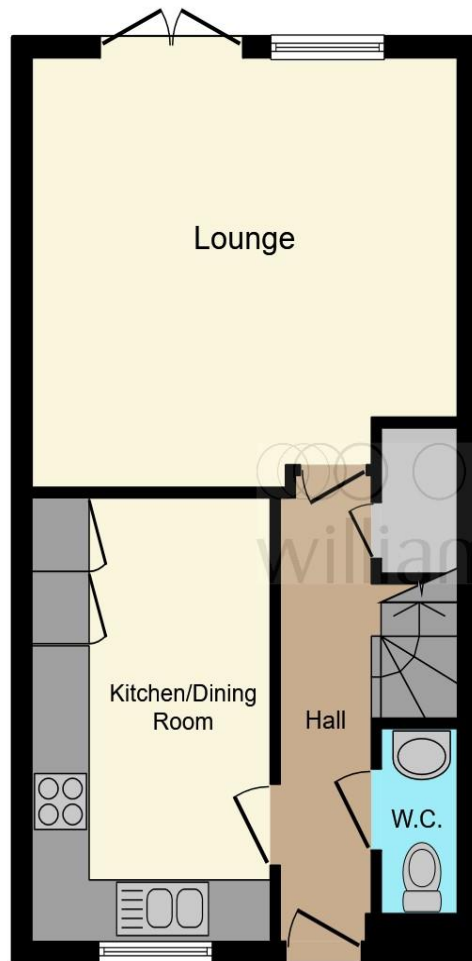
Sayers Crescent, Wisbech St. Mary Wisbech PE13 4AS

Welcome to

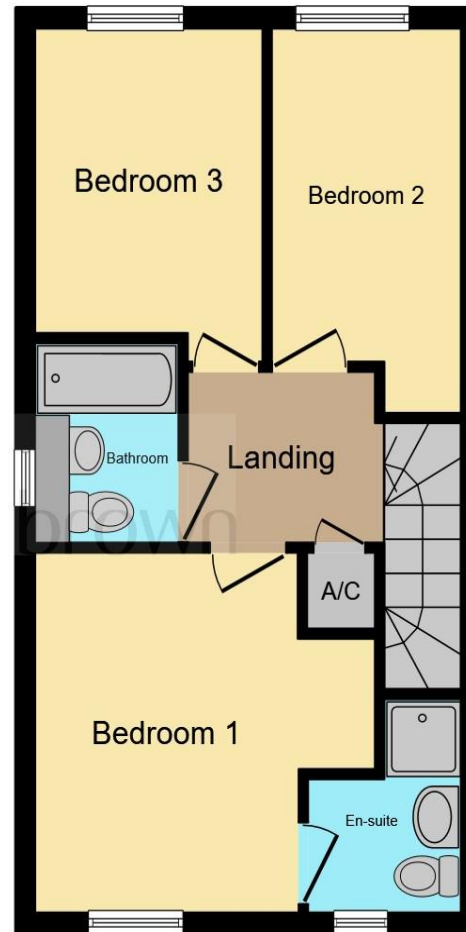
Sayers Crescent, Wisbech St. Mary Wisbech

CALLING ALL FIRST TIME BUYERS! How about this stunning, premium semi detached home located in the popular village of Wisbech St Mary. This well presented home offers spacious accommodation from a kitchen / diner that also offers integrated dishwasher, single oven, integral washing machine and integral fridge freezer, a ground floor cloakroom, a lounge across the rear of the property overlooking the garden and 3 good sized bedrooms, with the master further benefiting from ensuite shower room and a family bathroom. Outside the property is a driveway to the side providing off road parking for 2 cars and an enclosed rear garden that has recently had a new patio laid. To fully appreciate this lovely home, an early viewing is highly recommended!





Ground Floor



First Floor

Entrance Hall

Cloakroom

Kitchen

13' 10" x 8' 6" (4.22m x 2.59m)

Lounge

15' 7" x 13' 6" (4.75m x 4.11m)

1st Floor Landing

Bedroom One

11' 6" x 11' 8" Max (3.51m x 3.56m Max)

En-Suite

6' 9" Max x 4' 11" (2.06m Max x 1.50m)

Bedroom Two

8' 7" x 9' 9" (2.62m x 2.97m)

Bedroom Three

10' 8" x 6' 7" (3.25m x 2.01m)

Bathroom

5' 7" x 6' 9" (1.70m x 2.06m)

Front & Rear Gardens

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Welcome to

Sayers Crescent, Wisbech St. Mary Wisbech

- Modern Semi Detached Home
- Ensuite to Master
- Village Location
- 3 Bedrooms
- Off Road Parking for 2 Cars

Tenure: Freehold EPC Rating: C

offers in excess of

£220,000

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 to the next set of traffic lights and turn left. Follow the road along and bear right into Barton Road. Head towards Wisbech St Mary and upon entering the village turn right into Station Road. Turn left into Church Road and then right into Sayers Crescent.



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/WSB126370



Property Ref:
WSB126370 - 0002

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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