



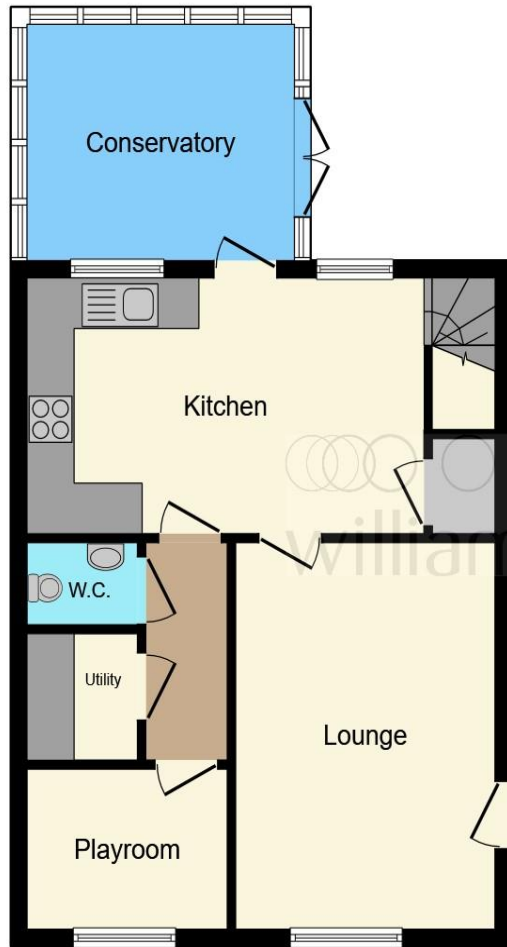
Crown Road, Christchurch WISBECH PE14 9NF

Welcome to

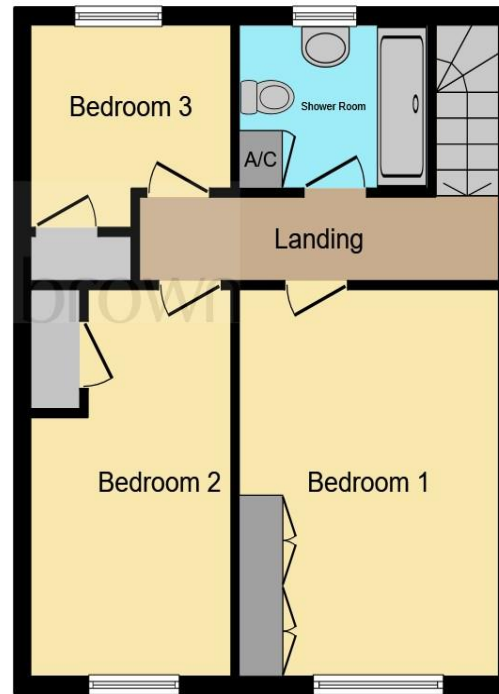
Crown Road, Christchurch WISBECH

ESCAPE TO THE VILLAGE LIFESTYLE! Situated in a non-estate location, just a stones throw from the local primary school, this modern semi-detached house would make an ideal first family home and has no onward chain! With three bedrooms and a 19' kitchen/dining room, the property also benefits from a conservatory as well as the former garage which has been converted to provide a utility room, a cloakroom and a playroom/study.





Ground Floor



First Floor

Lounge

15' x 10' 9" (4.57m x 3.28m)

Kitchen/Dining Room

9' 10" x 19' 6" maximum (3.00m x 5.94m maximum)

Conservatory

10' 5" x 8' 6" (3.17m x 2.59m)

Inner Hallway

Cloakroom

2' 9" x 4' 5" (0.84m x 1.35m)

Utility Room

4' 11" x 4' 4" (1.50m x 1.32m)

Playroom/Study

6' 2" x 8' 3" (1.88m x 2.51m)

First Floor Landing

Bedroom One

15' x 10' 8" into wardrobe (4.57m x 3.25m into wardrobe)

Bedroom Two

15' maximum x 8' 5" into wardrobe (4.57m maximum x 2.57m into wardrobe)

Bedroom Three

7' 10" excluding wardrobe x 7' 5" maximum (2.39m excluding wardrobe x 2.26m maximum)

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

Crown Road, Christchurch WISBECH

- Modern semi-detached house
- Three bedrooms
- Conservatory, utility & cloakroom
- No onward chain
- Village Location

Tenure: Freehold EPC Rating: D

offers in excess of

£200,000

Directions to this property:

From Wisbech Freedom Bridge roundabout take A1101 signposted Downham Market to the A47 roundabout and continue straight on to the village of Outwell. At the mini roundabout turn right, then immediately left into Isle Road. Proceed through Outwell & Upwell and continue along following the signs to Christchurch with the Sixteen Foot River on your right. Turn left into the village of Christchurch and turn right into Crown Road where the property will be found on your right 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/WSB126421



Property Ref:
WSB126421 - 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.

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.



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