



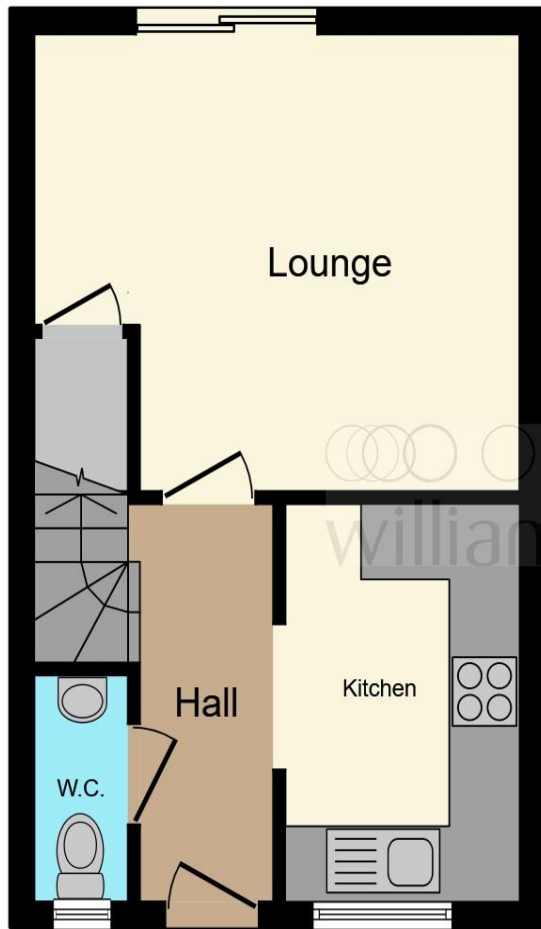
Mikanda Close, Wisbech PE13 2TU

Welcome to

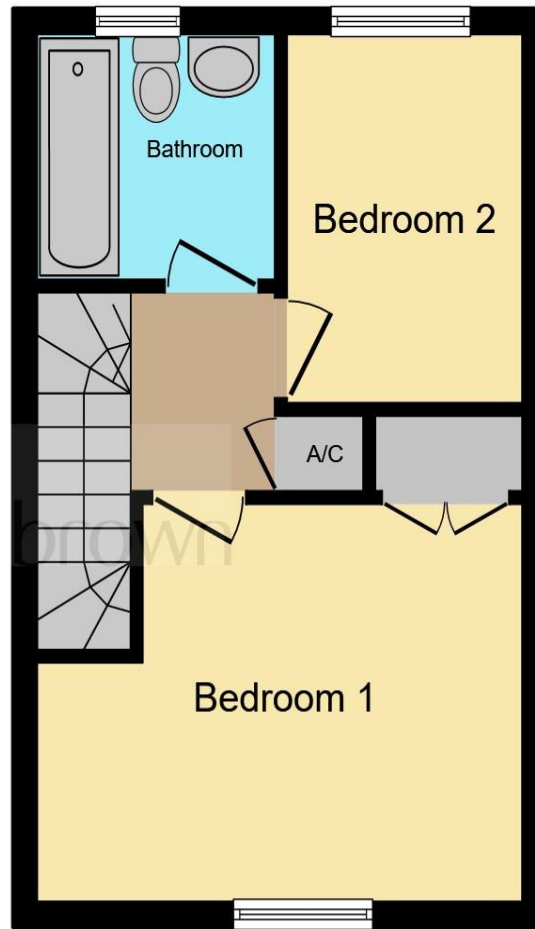
Mikanda Close, Wisbech

CALLING ALL FIRST TIME BUYERS AND INVESTORS!!! We are delighted to present for sale this modern 2 bedroom mid-terraced house situated in a cul-de-sac location within close proximity to local amenities. The property benefits from gas central heating, double glazing and allocated parking. The properties comprise a lounge, fitted kitchen, downstairs cloakroom, 2 bedrooms and family bathroom. Viewing is highly recommended to appreciate condition. Viewing available 7 days a week.





Ground Floor



First Floor

Entrance Hall

Downstairs Cloakroom

Kitchen

10' 6" x 6' 5" (3.20m x 1.96m)

Lounge

13' 6" Max x 12' 8" Max (4.11m Max x 3.86m Max)

First Floor Landing

Bedroom One

13' 8" max x 10' 4" (4.17m max x 3.15m)

Bedroom Two

9' 11" x 6' 7" (3.02m x 2.01m)

Bathroom

Outside

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

Mikanda Close, Wisbech

- Modern Mid-Terraced Family Home
- 2 Bedrooms
- Gas Central Heating, Double Glazing
- Allocated Parking
- Excellent Condition Throughout
- Well Tended Rear Garden
- Viewing Highly Recommended

Tenure: Freehold EPC Rating: C

offers in excess of

£145,000



Directions to this property:

From the Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. At the fifth set of traffic lights turn right into Weasenham Lane. Continue along and take the third turning left into New Drove. Proceed along and take the second left turning into Harry's Way and turn left into Mikanda Close.



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/WSB126423



Property Ref:
WSB126423 - 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.


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