

Chalk Road, Walpole St. Peter WISBECH PE14 7PH



Welcome to

Chalk Road, Walpole St. Peter WISBECH

VILLAGE LIFESTYLE, ALL ON ONE LEVEL! Situated in a non-estate location, this modern detached bungalow provides well-proportioned accommodation throughout and is available to the market with no onward chain! With three/four double bedrooms (the master having en-suite facilities) and one/two reception rooms, the property also benefits from a conservatory, a useful utility room, a four-piece family bathroom and an 18' detached garage/workshop.













Entrance Hall

Lounge 13' 11" x 12' 4" (4.24m x 3.76m)

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

Kitchen 9' 8" plus door recess x 15' 4" (2.95m plus door recess x 4.67m)

Utility Room 8' 6" x 5' 9" (2.59m x 1.75m)

Conservatory 11' 9" x 17' (3.58m x 5.18m)

Cloakroom 3' 6" x 5' 10" (1.07m x 1.78m)

Master Bedroom 12' 9" x 9' 10" into wardrobes (3.89m x 3.00m into wardrobes)

En-Suite 3' 3" x 6' 4" (0.99m x 1.93m)

Bedroom Two 12' 9" x 9' 11" (3.89m x 3.02m)

Bedroom Three 11' 8" x 8' 8" minimum (3.56m x 2.64m minimum)

Family Bathroom 7' 7" x 7' 8" (2.31m x 2.34m)

Garage/Workshop 18' 1" x 8' 11" (5.51m x 2.72m)

Agents Note:

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



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

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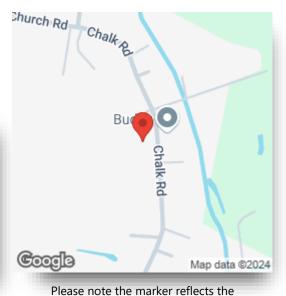
- Modern detached bungalow
- Three/four double bedrooms
- One/Two reception rooms
- Conservatory
- No onward chain

Tenure: Freehold EPC Rating: D

£350,000

Directions to this property:

From Wisbech Freedom Bridge roundabout take the Lynn Road signposted Walsoken. Proceed out of town and at the mini roundabout continue straight on. Follow the road out of Wisbech and turn left into West Walton Highway, then take the third turning left into West Drove North, signposted Walpole St Peter. Follow the road to the next junction and turn right into Walnut Road. Take a left into Chalk Road where the property is on the right hand side. Look out for our board!





postcode not the actual property

The Property Ombudsman

Property Ref: WSB126485 - 0003 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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view this property online williamhbrown.co.uk/Property/WSB126485

william h brown



01945 464451



Wisbech@williamhbrown.co.uk

20 High Street, WISBECH, Cambridgeshire, PE13 1DE



williamhbrown.co.uk