



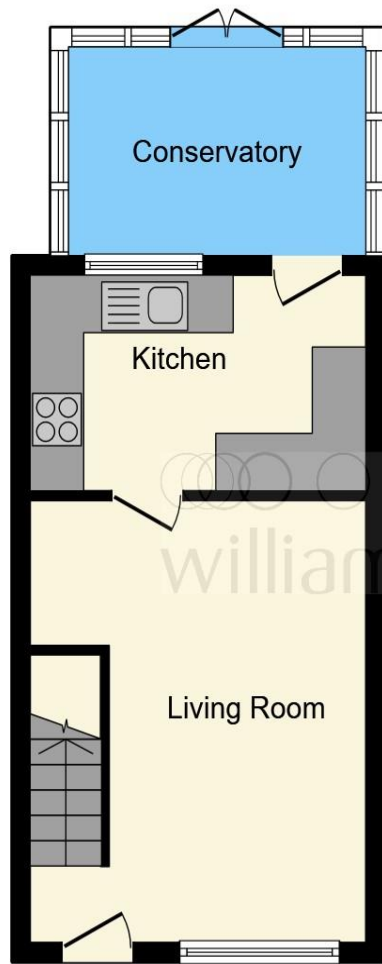
Tinkers Drove, Wisbech PE13 3PQ

Welcome to

Tinkers Drove, Wisbech

LOOKING TO TAKE THAT FIRST STEP ON TO THE PROPERTY LADDER? Situated in a non-estate location less than a mile from the town centre, this modern end terraced house would make an ideal first home! With two bedrooms and a 15' lounge, the property also benefits from a conservatory, PVCu double glazing, gas radiator central heating and off-road parking. All with the benefit of no onward chain!





Ground Floor



First Floor

Lounge

15' 1" x 12' 4" maximum (4.60m x 3.76m maximum)

Kitchen

7' 4" x 12' 4" (2.24m x 3.76m)

Conservatory

7' 2" x 10' 11" (2.18m x 3.33m)

First Floor Landing

Bedroom One

11' 2" x 12' 4" maximum (3.40m x 3.76m maximum)

Bedroom Two

11' 5" x 6' 11" maximum (3.48m x 2.11m maximum)

Bathroom

7' 5" maximum x 4' 11" minimum (2.26m maximum x 1.50m minimum)

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

Tinkers Drove, Wisbech

- Modern end terraced house
- Two bedrooms
- Conservatory
- Off-road parking
- No onward chain

Tenure: Freehold EPC Rating: C

£150,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB124583



Property Ref:
WSB124583 - 0004

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.

Directions to this property:

From Wisbech Freedom Bridge roundabout take the Lynn Road signposted Walsoken and proceed to the second set of traffic lights. Continue straight on and turn left into Tinkers Drove, where the property can be found on the right hand side.



william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk