



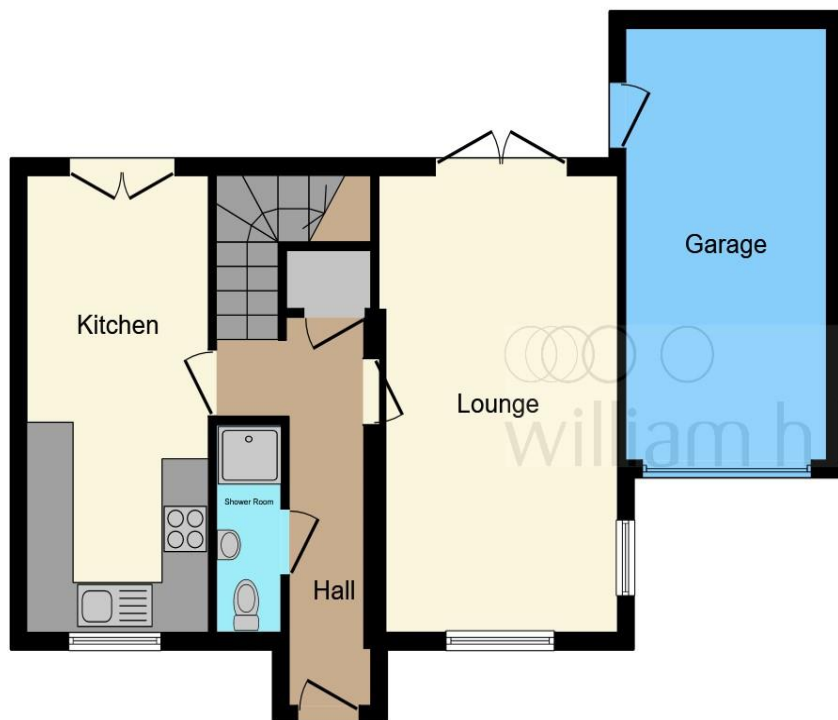
Winceby Close, Wisbech PE14 0TG

Welcome to

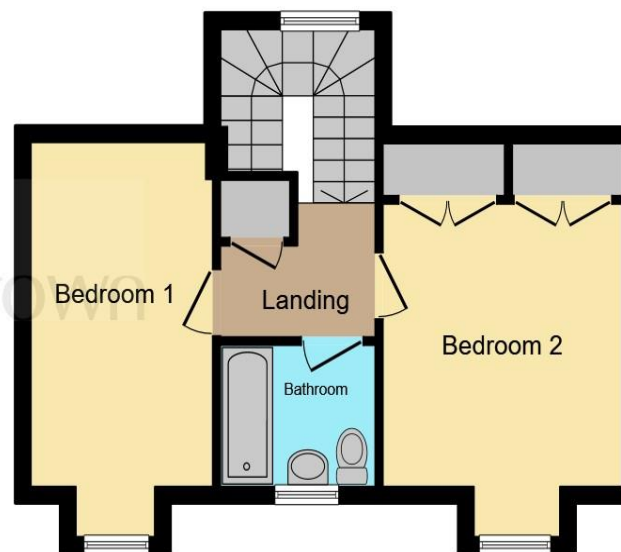
Winceby Close, Wisbech

Presenting this beautifully modern and immaculately presented detached home, located on the outskirts of Wisbech. Offering a blend of spacious living, convenience, and versatility, this property is perfect for those looking for their dream home. Step inside to discover a generous 18 ft lounge, ideal for relaxing or entertaining, and an equally impressive 18 ft kitchen/diner, perfect for family meals or gatherings with friends. The property also benefits from a ground-floor shower room, a first-floor family bathroom, and two double bedrooms, offering both comfort and practicality. Externally, the home is just as impressive. A driveway provides off-road parking and leads to a single garage, while the enclosed rear garden features a paved patio and gated access, creating a private outdoor space to enjoy. But that's not all - this property comes with additional land at the front, offering exciting possibilities! Whether you use it as extra parking, a vegetable garden, or extend the existing garden for even more outdoor space, the choice is yours. With mains electricity, water, gas, and drainage, as well as double-glazed windows and doors, this home is ready to move into. Located close to amenities, it combines peaceful living with the convenience of being near everything you need. To truly appreciate all the features and potential this property has to offer, contact us today to arrange your viewing!





Ground Floor



First Floor

Entrance Hall

Shower Room

Lounge

18' x 10' 2" (5.49m x 3.10m)

Kitchen / Diner

18' x 7' 8" (5.49m x 2.34m)

1st Floor Landing

Bedroom One

12' 11" x 10' 4" (3.94m x 3.15m)

Bedroom Two

7' 9" x 13' 7" (2.36m x 4.14m)

Bathroom

6' 10" x 5' 6" (2.08m x 1.68m)

Front & Rear Garden

Agents Note:

Currently the vendord details do not match the registered title at Land Registry. Please ask the branch for more details.

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

Winceby Close, Wisbech

- Beautifully presented, modern detached home
- Spacious 18 ft lounge and 18 ft kitchen/diner
- Ground-floor shower room and first-floor bathroom
- Two double bedrooms
- Additional land for parking, a garden, or other uses
- Conveniently located near amenities

Tenure: Freehold EPC Rating: C

£225,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB126859



Property Ref:
WSB126859 - 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.

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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