



St. Martins Road, WISBECH PE13 3EX

Welcome to

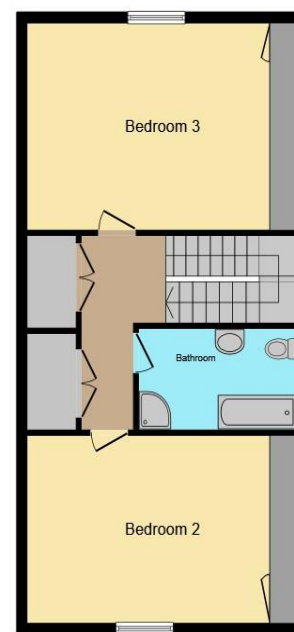
St. Martins Road, WISBECH

*** Guide price £350,000 - £375,000*** STUNNING!! A beautiful 4 bedroom Chalet located in a quiet cul-de-sac location. On a plot approaching a third of an acre (STMS), this detached chalet offers spacious accommodation ideal for multi-generation living. Accommodation comprising of an Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, 2 Bedrooms and En-Suite to complete the ground floor. On the first floor you will find 2 bedrooms and family bathroom. Outside you will find a private and generously sized rear garden with patio area, greenhouse and shed. To the front of the property you will find ample off road parking and access to the double garage. Viewing essential to appreciate what this property has to offer!! Book Today!!





Ground Floor



First Floor

Entrance Hall

Lounge

15' 5" x 11' 11" (4.70m x 3.63m)

Dining Room

10' x 9' 4" (3.05m x 2.84m)

Kitchen

19' 7" x 10' 11" narrowing to 9' 5" (5.97m x 3.33m narrowing to 2.87m)

Utility Room

9' 10" Max x 9' 9" Max (3.00m Max x 2.97m Max)

Conservatory

20' 8" x 15' 4" (6.30m x 4.67m)

Downstairs Bedroom Three

10' 10" x 9' 11" (3.30m x 3.02m)

Downstairs Bedroom Four

13' 3" x 10' 11" (4.04m x 3.33m)

En-Suite

8' 10" x 8' 9" (2.69m x 2.67m)

First Floor Landing

Bedroom One

14' 2" x 13' 2" (4.32m x 4.01m)

Bedroom Two

14' 2" x 11' 11" (4.32m x 3.63m)

Bathroom

10' 10" x 6' 3" (3.30m x 1.91m)

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

St. Martins Road, WISBECH

- Detached Chalet
- 4 Bedrooms
- Generous Sized Conservatory and Garden
- Plot approaching a third of an Acre (Stms)
- Cul-De-Sac location
- Double Garage and off road parking
- Versatile home suiting multi-generational living
- Guide Price £350,000 - £375,000

Tenure: Freehold EPC Rating: C

guide price

£350,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB126181



Property Ref:
WSB126181 - 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.



william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk