



Walton Road, Wisbech PE13 3EP

Welcome to

Walton Road, Wisbech

LIFE ON ONE LEVEL! Situated in a non-estate location, this established detached bungalow provides deceptively spacious accommodation throughout and is available to the market with no onward chain. With three bedrooms and a 24' lounge/dining room, the property also benefits from a conservatory, a useful utility room, a refitted four-piece bathroom, two driveways and a single garage.





Conservatory

12' 8" x 6' 4" (3.86m x 1.93m)

Lounge/Dining Room

24' 10" x 11' 10" (7.57m x 3.61m)

Kitchen

8' 10" x 11' 9" (2.69m x 3.58m)

Rear Hallway

Utility Room

14' 3" x 4' 11" (4.34m x 1.50m)

Bedroom One

11' 10" x 11' 11" (3.61m x 3.63m)

Bedroom Two

11' 10" x 11' 11" maximum (3.61m x 3.63m maximum)

Bedroom Three

8' 11" x 8' 11" (2.72m x 2.72m)

Bathroom

9' 8" x 6' 3" (2.95m x 1.91m)

Garage

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

Walton Road, Wisbech

- Established detached bungalow
- Three bedrooms
- 24' Lounge/dining room
- Non-estate location
- No onward chain

Tenure: Freehold EPC Rating: E
Council Tax Band: B

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the B198 Lynn Road. Continue out of town and at the mini roundabout proceed straight over. At the traffic lights turn left into Walton Road. Continue along where the property will be found on the left hand side.

£210,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB125283



Property Ref:
WSB125283 - 0006

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