



**Osborne Park, Osborne Road, WISBECH PE13 3JY**



**Welcome to**

**Osborne Park, Osborne Road, WISBECH**

PICK A PERFECT PARK HOME! Situated on the popular Osborne Park, this detached Park Home is presented in good order throughout and is available exclusively to the over 45's. With two double bedrooms (both of which have walk-in wardrobes) and a 19' lounge/dining room, the property also benefits from a modern fitted kitchen, a refitted shower room, off-road parking and a single garage.





## Front Porch

## Entrance Hall

## Lounge/Dining Room

19' 7" maximum x 15' 1" maximum ( 5.97m maximum x 4.60m maximum )

## Kitchen

9' 6" x 10' 11" ( 2.90m x 3.33m )

## Bedroom One

9' 9" excluding wardrobe x 9' 8" ( 2.97m excluding wardrobe x 2.95m )

## Bedroom Two

9' 6" x 9' excluding wardrobe ( 2.90m x 2.74m excluding wardrobe )

## Shower Room

6' 5" x 5' 5" ( 1.96m x 1.65m )

## Garage

### Agents Note:

There are a number of obligations on both Sellers and Buyers when completing the process for purchasing a Park Home and we recommend taking advice from a Solicitor or other Professional - independent from the Seller or Site Owner - when buying a home. Sites often have requirements specific to the purchase of a property and to 'the Site' in general, which could include paying the Site Owner's commission. Intending Purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

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](http://www.focalagent.com)

**Welcome to**

## **Osborne Park Osborne Road, WISBECH**

- Established detached Park Home
- Two double bedrooms
- 19' lounge/dining room
- Over 45's only
- Single garage

Tenure: EPC Rating: Exempt

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

**£120,000**

### **Directions to this property:**

From Wisbech Freedom Bridge roundabout, take the Lynn Road signposted Walsoken & Port Area. Proceed out of town and continue along. At the third set of traffic lights turn left into Mount Pleasant Road. Continue along for approximately half a mile and turn right into Osborne Road. Continue along, turn right into Osborne Park where the property is located.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB124005](http://williamhbrown.co.uk/Property/WSB124005)



Property Ref:  
WSB124005 - 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.



**william h brown**



**01945 464451**



[Wisbech@williamhbrown.co.uk](mailto:Wisbech@williamhbrown.co.uk)



20 High Street, WISBECH, Cambridgeshire,  
PE13 1DE



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**