



Les Baux Place, Arles Avenue, Wisbech PE13 2SU

Welcome to

Les Baux Place, Arles Avenue, Wisbech

LOOKING FOR A BEAUTIFUL BUNGALOW? Situated in a quiet cul de sac location, this established detached bungalow is presented in immaculate order throughout and a viewing is highly recommended! With three bedrooms (the master having an en-suite cloakroom) and a 24' lounge/dining room, the property also benefits from a refitted kitchen, a refitted bathroom, a conservatory, garage/utility room and a beautiful landscaped rear garden.





Entrance Hall

Lounge/Dining Room

10' 5" minimum x 24' (3.17m minimum x 7.32m)

Conservatory

9' 5" x 7' 2" (2.87m x 2.18m)

Kitchen

13' 2" x 10' 10" (4.01m x 3.30m)

Master Bedroom

13' 2" excluding wardrobes x 14' 6" maximum (4.01m excluding wardrobes x 4.42m maximum)

En-Suite Cloakroom

5' x 3' 3" (1.52m x 0.99m)

Bedroom Two

8' 11" x 9' (2.72m x 2.74m)

Bedroom Three

10' 10" x 8' 5" (3.30m x 2.57m)

Bathroom

6' 2" x 10' 10" (1.88m x 3.30m)

Garage/Utility

13' 7" x 8' 5" (4.14m x 2.57m)

Agents Note:

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."

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

Les Baux Place Arles Avenue, Wisbech

- Established detached bungalow
- Three bedrooms with en-suite cloakroom to master
- Immaculately presented throughout
- Refitted kitchen and bathroom
- Conservatory

Tenure: Freehold EPC Rating: C

£300,000

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Proceed to the sixth set of traffic lights and turn left into Ramnoth Road. Follow the road along and turn right into Mansell Road. Turn left into Arles Avenue and then right into Les Baux Place. Bear round to the left where the property is on the right hand side.



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/WSB125136



Property Ref:
WSB125136 - 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.

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