







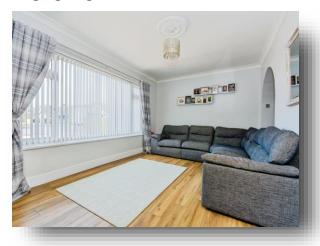


Welcome to

Eastfield Road, Wisbech

JUST BRING YOUR FURNITURE ALONG! Situated in a quiet cul de sac location, this deceptively spacious chalet style home has been totally refurbished and is presented in immaculate order throughout. With three large double bedrooms and two reception rooms, the hub of the home is an impressive 22' kitchen/dining room which has been refitted. There are also two utility rooms, a downstairs shower room, a refitted four-piece family bathroom, multi-vehicle off-road parking and a singe garage.



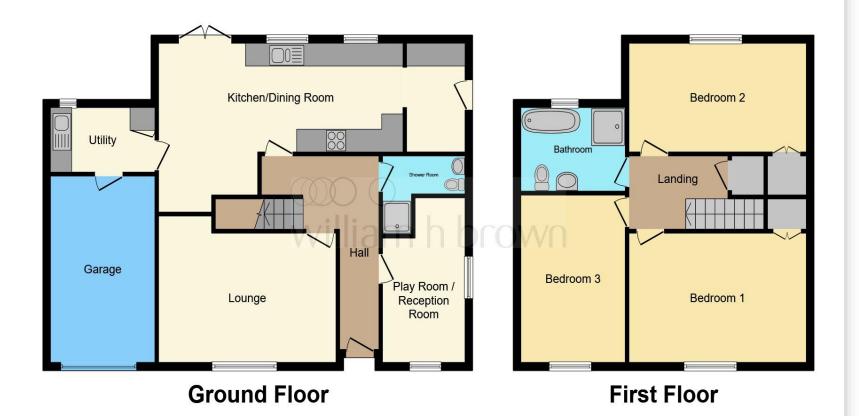












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Entrance Hall

Downstairs Shower Room

3' 10" minimum x 7' 8" (1.17m minimum x 2.34m)

Lounge

10' 10" x 16' 5" (3.30m x 5.00m)

Playroom / Reception Room

14' 2" x 7' 7" (4.32m x 2.31m)

Kitchen/Dining Room

14' 7" maximum x 22' 7" (4.45m maximum x 6.88m)

Utility Room 1

7' 5" x 5' 5" (2.26m x 1.65m)

Utility Room 2

5' 4" x 9' 3" maximum (1.63m x 2.82m maximum)

First Floor Landing

Bedroom One

10' 11" excluding wardrobes x 16' 11" (3.33m excluding wardrobes x 5.16m)

Bedroom Two

14' 3" x 9' 11" (4.34m x 3.02m)

Bedroom Three

 9° 7" excluding wardrobes x 16' 4" (2.92m excluding wardrobes x 4.98m)

Bathroom

7' x 9' 10" (2.13m x 3.00m)

Garage

15' 11" x 10' (4.85m x 3.05m)

Welcome to

Eastfield Road, Wisbech

- Refurbished semi-detached chalet
- Three double bedrooms
- Refitted kitchen
- Refitted bath and shower rooms
- Cul de sac location

Tenure: Freehold EPC Rating: D

£280,000

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the Lynn Road signposted Walsoken & Port Area. Proceed out of town and at the mini roundabout continue straight on. At the next set of traffic lights turn left turn left into Walton Road and follow the road round to the right. Take the first turning right into Eastfield Road where the property will be found on the right hand side.









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127078



Property Ref: WSB127078 - 0002 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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