









## Welcome to

# **Cricketers Way, Wisbech**

Detached Bungalow in Quiet Cul-de-Sac - No Onward Chain. Situated in a peaceful cul-de-sac just a short distance from the town centre, this well-proportioned detached bungalow on Cricketers Way offers comfortable, single-level living with excellent convenience. The accommodation includes two generous double bedrooms, a spacious 16' lounge, a fitted kitchen, and a bathroom, all arranged for easy access and day-to-day comfort. Outside, the property benefits from a manageable garden, a single garage, and driveway parking. Offered with no onward chain, this is an ideal opportunity for those looking to downsize or seeking a low-maintenance home close to amenities.















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**

## Lounge

16' x 14' 2" maximum ( 4.88m x 4.32m maximum )

#### Kitchen

12' 2" x 10' (3.71m x 3.05m)

#### **Bedroom One**

9' 11" x 17' 11" ( 3.02m x 5.46m )

#### **Bedroom Two**

9' 10" x 10' ( 3.00m x 3.05m )

#### **Shower Room**

6' 7" x 6' 11" ( 2.01m x 2.11m )

### Garage

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# **Cricketers Way, Wisbech**

- Modern detached bungalow
- Two double bedrooms
- Cul de sac location
- Close to town
- No onward chain

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

£210,000

#### Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Long Sutton. Take the first turning left into North End and proceed along into Chapel Road. Continue along following the road round to the right into Harecroft Road. Continue down Harecroft Road and turn left into Cricketers Way where the property is on the right hand side.







## view this property online williamhbrown.co.uk/Property/WSB127229



Property Ref: WSB127229 - 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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