



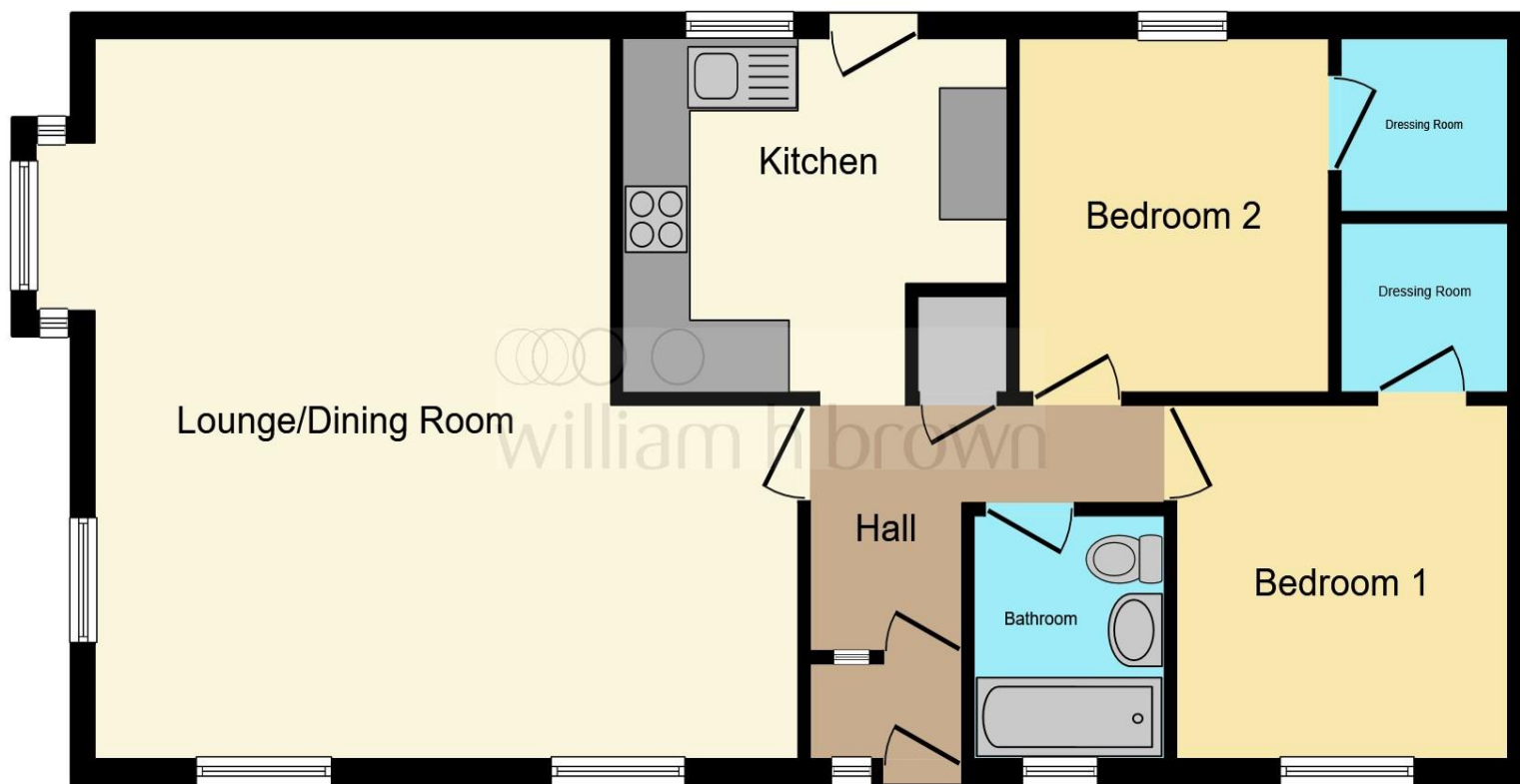
Fenland Village, Osborne Road, Wisbech PE13 3JR

Welcome to

Fenland Village, Osborne Road, Wisbech

Located in the peaceful Fenland Village, this well-presented 2-bedroom open-plan park home is ideal for those seeking comfortable, low-maintenance living in a quiet and friendly setting. The home is in great condition throughout, with a bright, open-plan layout combining the lounge, dining, and kitchen areas-creating a spacious and sociable living environment. A standout feature is the insulated walls and flooring, which make a huge difference to warmth and energy efficiency, ensuring comfort all year round. The property also benefits from a modern boiler installed just 3 years ago, offering reliable and efficient heating. Both bedrooms are well-sized and filled with natural light, while the bathroom is clean and functional. Outside, there is space to enjoy the fresh air, and the overall site is well-maintained and peaceful. Perfect for downsizers or those looking for a quieter pace of life, this park home is ready to move into and enjoy immediately.





Entrance Porch

Lounge

9' 6" x 15' (2.90m x 4.57m)

Dining Room

9' 6" x 9' 6" (2.90m x 2.90m)

Bedroom 1

9' 8" x 9' 7" (2.95m x 2.92m)

Bedroom 2

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

Family Bathroom

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

Welcome to

Fenland Village Osborne Road, Wisbech

- 2-bedroom open-plan park home
- Walls and floors fully insulated
- Modern boiler only 3 years old
- Spacious open-plan living area
- Ideal for downsizers or low-maintenance living

Tenure: EPC Rating: Exempt
Council Tax Band: A

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



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127253



Property Ref:
WSB127253 - 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



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk