



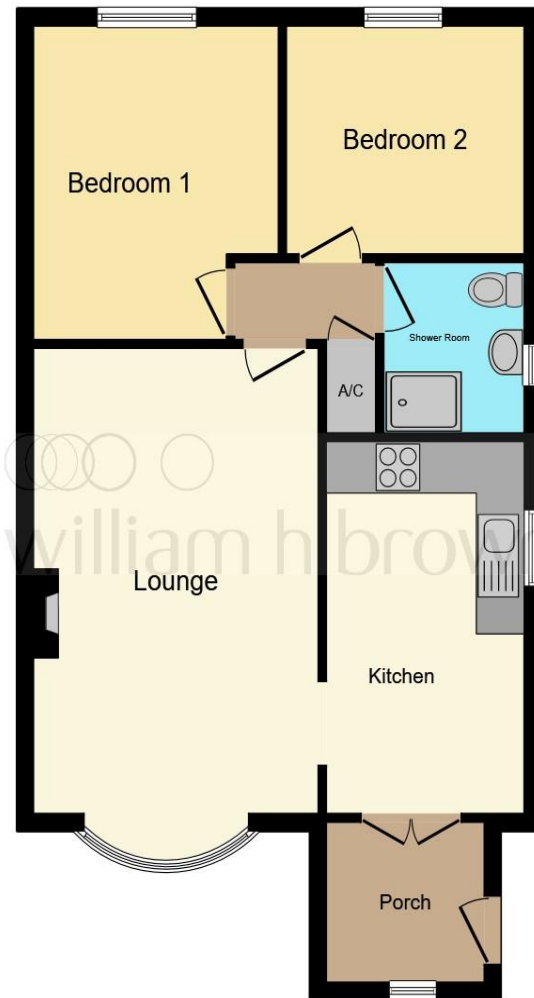
Falklands Drive, Wisbech PE13 2HU

Welcome to

Falklands Drive, Wisbech

Welcome to Falklands Drive, Wisbech-a beautifully refurbished 2-bedroom semi-detached bungalow that's brand new throughout and ready to move straight into. Warm, welcoming, and finished to a high standard, this home is ideal for downsizers, first-time buyers, or anyone seeking stylish, low-maintenance living on a peaceful residential road. Step inside to find a bright and spacious lounge, a modern kitchen/diner with fresh fittings and finishes, two well-proportioned bedrooms, and a contemporary family bathroom. Every room has been thoughtfully updated, offering a clean and modern feel throughout. Outside, you'll find a neatly maintained front garden, a private rear garden, and a single garage with driveway parking-ideal for storage or secure parking. The garage is fitted with an automatic remote controller. Set in a quiet, convenient part of Wisbech with local shops, transport links, and amenities nearby, this is a fantastic opportunity to own a fully modernised home with no work needed.





Lounge

11' 9" max x 17' 9" (3.58m max x 5.41m)

Kitchen/Diner

8' 1" x 14' 8" (2.46m x 4.47m)

Bedroom 1

12' x 8' 2" (3.66m x 2.49m)

Bedroom 2

8' 5" x 9' 9" (2.57m x 2.97m)

Bathroom

Agents Note:

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

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

Falklands Drive, Wisbech

- Fully refurbished 2-bedroom bungalow
- Modern kitchen/diner & spacious lounge
- Brand new interiors throughout
- Front & rear gardens
- Single garage with driveway
- Quiet residential location close to amenities

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£220,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127295



Property Ref:
WSB127295 - 0004

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.



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