



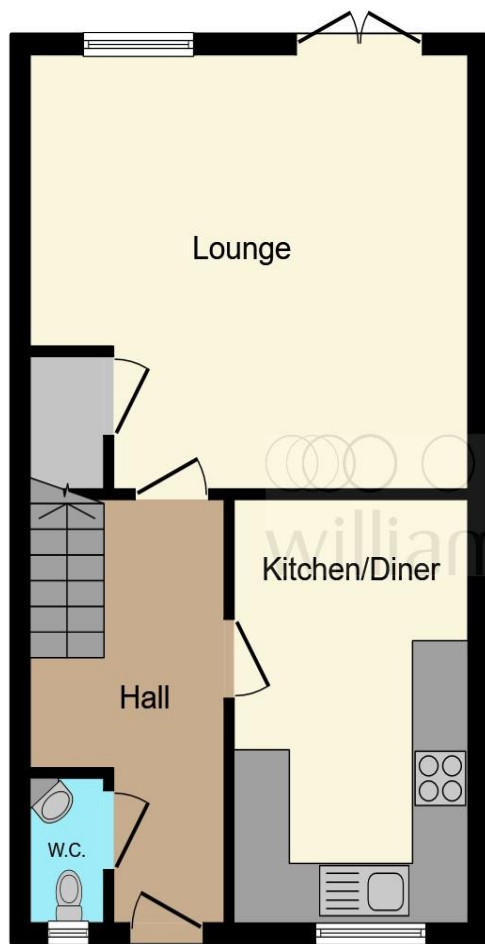
Fenmen Place, Wisbech PE13 3FA

Welcome to

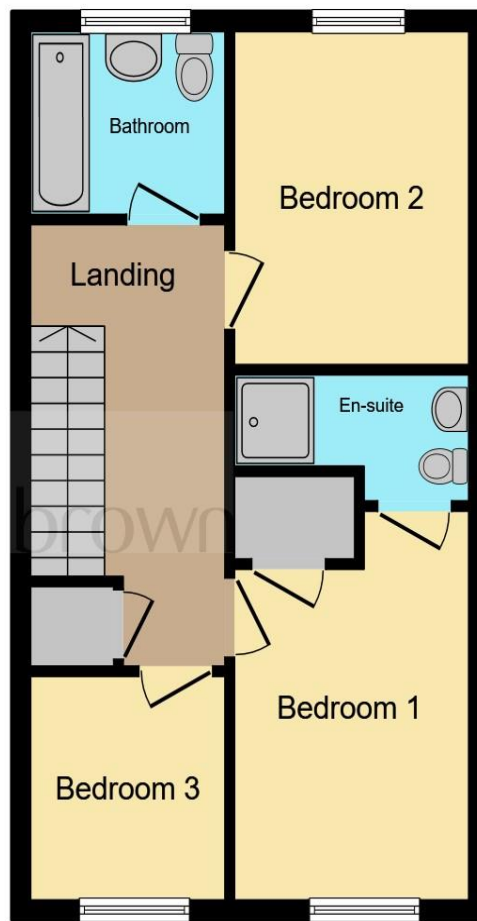
Fenmen Place, Wisbech

Welcome to this modern 3-bedroom mid-terrace home, located on a popular development close to schools and local amenities. Perfectly suited for first-time buyers, families, or investors, this well-presented property offers spacious, practical, and stylish living throughout. Downstairs, you'll find a bright kitchen/diner with integrated appliances, a handy downstairs WC, and a generous lounge with French doors leading to a private enclosed garden (with separate access too), ideal for relaxing or hosting. Upstairs boasts three well-proportioned bedrooms, including a master with ensuite, plus a family bathroom. The home is in great condition throughout, with allocated parking adding further convenience. Set in a family-friendly area with nearby schools, green spaces, and transport links, this home offers comfortable modern living in a desirable location. Call today to book your viewing.





Ground Floor



First Floor

Ds Wc

Lounge

14' 4" max x 15' 7" max (4.37m max x 4.75m max)

Kitchen/Diner

8' 4" x 13' 11" (2.54m x 4.24m)

Bedroom 1

13' 5" max x 8' 4" max (4.09m max x 2.54m max)

Ensuite

Bedroom 2

8' 5" x 11' (2.57m x 3.35m)

Bedroom 3

7' 4" x 6' 9" (2.24m x 2.06m)

Family Bathroom

Agents Notes:

'The sellers advise that they pay £100 per annum to the Management Company'
'Heating to the property is served by Electric/Air Source. Contact 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

Fenmen Place, Wisbech

- Modern 3 Bedroom Mid-Terrace Home
- Ensuite to Master Bedroom
- Spacious Lounge with French Doors
- Stylish Kitchen/Diner
- Downstairs WC
- Enclosed Rear Garden
- Close to Schools & Amenities
- Ideal for First-Time Buyers, Families, or Investors

Tenure: Freehold EPC Rating: B
Council Tax Band: A

£190,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127635



Property Ref:
WSB127635 - 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.

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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