



Steeple View, Wisbech PE13 3NZ

Welcome to

Steeple View, Wisbech

NOTICE OF OFFER - 2 Steeple View, PE13 3NZ. We advise that an offer has been made for the above property in the sum of £158,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts. William H Brown, PE13 1DE/Tel: 01945 464451



Description:

*****Notice Of Offer:

Property Address: 2 Steeple View, Wisbech, PE13 3NZ

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Agents Address: William H Brown, 20 High Street, Wisbech, PE13 1DE

Agents Telephone Number: 01945 464451. *****

Positioned in the desirable Steeple View area of Wisbech, this 3 bedroom semi-detached home offers plenty of potential for buyers looking to add their own stamp.

The ground floor comprises a welcoming lounge with handy understairs storage, a downstairs WC, and a good-sized kitchen/diner, ideal for family meals and entertaining.

Upstairs, the property provides three bedrooms, including a master bedroom with en-suite, alongside a family bathroom.

Externally, the property benefits from a garage and off-road parking, while the rear garden hosts an outbuilding offering additional space for storage, hobbies, or a workshop.

Ds Wc

Lounge

11' 1" x 15' (3.38m x 4.57m)

Kitchen

8' 4" x 15' (2.54m x 4.57m)

Bedroom 1

11' 2" max x 11' max (3.40m max x 3.35m max)

Bedroom 2

8' 5" max x 8' 4" max (2.57m max x 2.54m max)

Bedroom 3

8' 5" x 5' 6" min (2.57m x 1.68m min)

Family Bathroom

Ensuite

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- Semi-detached family home
- Three bedrooms
- Master bedroom with en-suite
- Lounge with understairs storage
- Kitchen/diner & downstairs WC

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

£160,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB125720



Property Ref:
WSB125720 - 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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