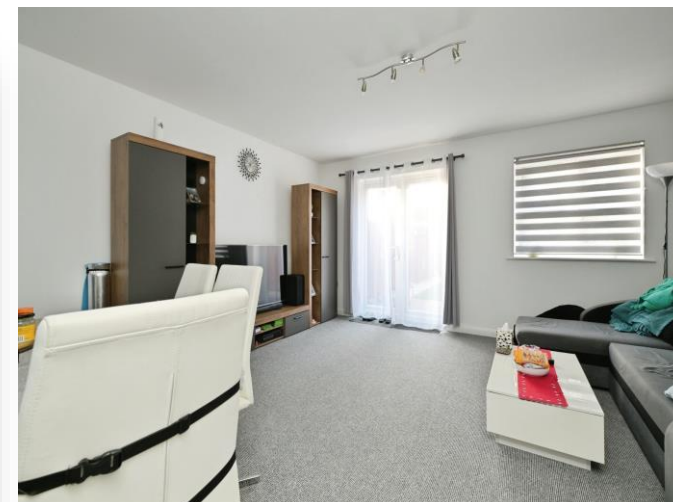




Fenmen Place, Wisbech PE13 3FA

Welcome to

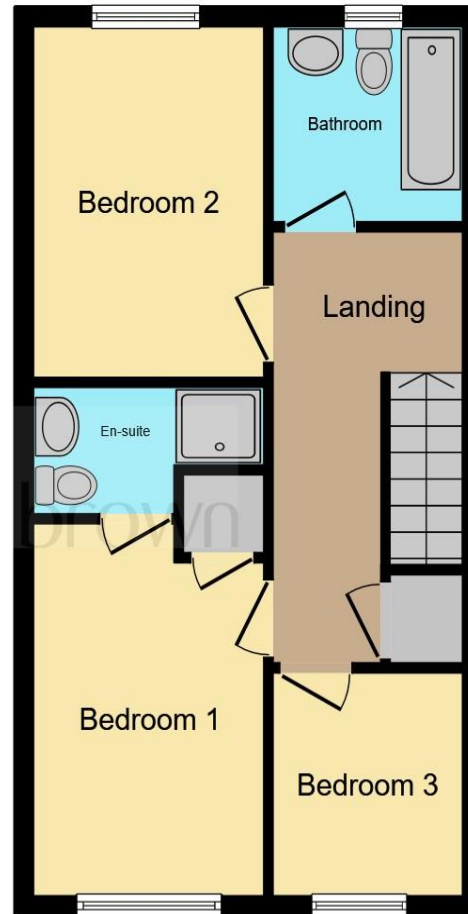
Fenmen Place, Wisbech

Built around five years ago, this modern three-bedroom mid-terraced home in Fenmen Place is presented in immaculate condition throughout and offered with the benefit of no onward chain. The property features a stylish 14' kitchen/dining room and bright 15' lounge, complete with French doors opening onto the garden, making it ideal for family life and entertaining. A downstairs cloakroom adds everyday convenience, while upstairs the master bedroom enjoys its own en-suite, with two further bedrooms and a family bathroom completing the layout. Outside, the enclosed rear garden provides a safe and private space for relaxation, while to the front there are two allocated parking spaces, a valuable addition for modern living. Combining contemporary style, practical features, and a sought-after location, this home is perfectly suited to first-time buyers, young families, or downsizers looking for a low-maintenance move-in ready property.





Ground Floor



First Floor

Entrance Hall

Downstairs Cloakroom

5' 5" x 2' 11" (1.65m x 0.89m)

Kitchen/Dining Room

14' x 8' 3" (4.27m x 2.51m)

Lounge

14' 4" x 15' 6" maximum (4.37m x 4.72m maximum)

First Floor Landing

Master Bedroom

12' 6" excluding wardrobe x 8' 5" (3.81m excluding wardrobe x 2.57m)

En-Suite

4' x 8' 4" maximum (1.22m x 2.54m maximum)

Bedroom Two

11' 8" x 8' 5" (3.56m x 2.57m)

Bedroom Three

7' 2" x 6' 9" (2.18m x 2.06m)

Family Bathroom

6' x 6' 8" (1.83m x 2.03m)

Agents Note:

'Heating to the property is served by Electric. Please 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

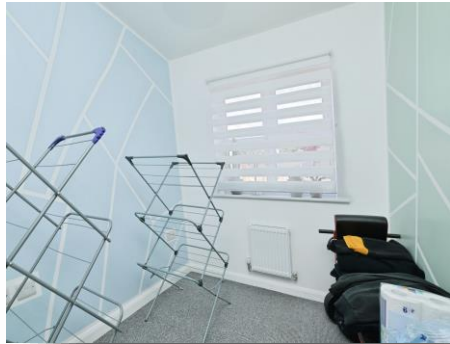
Welcome to

Fenmen Place, Wisbech

- Modern terraced house
- Three bedrooms with En-suite to master
- Downstairs cloakroom
- Cul de sac location
- No onward chain

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

£200,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127738



Property Ref:
WSB127738 - 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.



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