



Kinderley Road, Wisbech PE13 3PP

Welcome to

Kinderley Road, Wisbech

Ideal first time or investment purchase. Two bedroom first floor apartment offered for sale with no onward chain, accommodation comprises hallway, kitchen diner, lounge, two bedrooms, bathroom with separate w/c and storage.

Viewings Available 7 Day A Week!! Call us today on 01945 464451.





Hallway

Kitchen Diner

15' 3" x 9' 1" (4.65m x 2.77m)

Lounge

15' 2" x 11' 7" (4.62m x 3.53m)

Bedroom One

12' 1" x 9' 5" (3.68m x 2.87m)

Bedroom Two

11' 4" x 7' 10" (3.45m x 2.39m)

Bathroom

6' 4" x 5' 3" (1.93m x 1.60m)

Storage Room

W/C

Agents Note:

We are limited to the material information about this property. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property. This property is part of a larger title that includes other properties that are not included in this sale. The creation of a new leasehold title(125 Years) for the property being sold will be undertaken during the conveyance in preparation for completion. The advertised leasehold details have been provided by the seller as a guide only and subject to confirmation. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements. Your conveyancer will take the necessary steps and advise you accordingly.

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

Kinderley Road, Wisbech

- Two Bedroom Flat
- First Floor
- Close to Amenities
- Ideal first time or investment purchase
- No onward chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£80,000

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the Lynn Road signposted Walsoken & Port Area. Proceed out of town and at the second set of traffic lights continue straight on and then turn immediately left into Tinkers Drove. Proceed to the bottom and turn left into St Michael's Avenue. Turn right into Cherry Road and proceed to the bottom. Turn right into Kinderley Road



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127792



Property Ref:
WSB127792 - 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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