



Chalk Road, Walpole St. Peter WISBECH PE14 7PN

Welcome to

Chalk Road, Walpole St. Peter WISBECH

This three-bedroom detached house presents an excellent opportunity for buyers looking for a well-proportioned family home with scope to add their own stamp. The ground floor offers a welcoming lounge, a separate dining room, a fitted kitchen with utility room, and a convenient downstairs WC. Upstairs are three good-sized bedrooms and a family bathroom, providing plenty of space for the household. Externally, the property sits on a generous plot with large gardens to the front and rear, a spacious driveway for multiple vehicles, and the rare advantage of two single garages, ideal for parking, storage, or workshop use. With its flexible layout and potential to personalise, this home is ideal for families or anyone looking for a property that offers both space and future possibilities.





Ground Floor



First Floor

Ds Wc

Lounge

10' 1" x 22' 9" (3.07m x 6.93m)

Dining Room

10' 3" x 8' 7" (3.12m x 2.62m)

Kitchen

10' 9" x 9' 9" (3.28m x 2.97m)

Utility

7' 11" x 9' 1" (2.41m x 2.77m)

Bedroom 1

14' 7" x 10' 3" (4.45m x 3.12m)

Bedroom 2

10' 2" x 10' 9" (3.10m x 3.28m)

Bedroom 3

11' 9" x 12' 1" (3.58m x 3.68m)

Family Bathroom

Agents Note:

'Heating to the property is served by storage heaters. Please contact the branch for more details'

'Waste from the property is served by Septic Tank. 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

Chalk Road, Walpole St. Peter WISBECH

- Detached three-bedroom home
- Lounge, dining room, kitchen, utility, and WC on the ground floor
- Three bedrooms and family bathroom upstairs
- Opportunity to personalise and modernise
- Large gardens to the front and rear
- Spacious driveway with ample parking
- Two single garages for parking or storage

Tenure: Freehold EPC Rating: E

Council Tax Band: D

offers in excess of

£290,000



view this property online williamhbrown.co.uk/Property/WSB127784

Directions to this property:

From Wisbech Freedom Bridge roundabout take the Lynn Road signposted Walsoken. Proceed out of town and at the mini roundabout continue straight on. Follow the road out of Wisbech and turn left into West Walton Highway, then take the third turning left into West Drove North, signposted Walpole St Peter. Follow the road to the next junction and turn right into Walnut Road. Take a left into Church Road and then left into Chalk Road.



Please note the marker reflects the postcode not the actual property



Property Ref:
WSB127784 - 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.



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