



**Armada Close, Wisbech PE13 3QF**

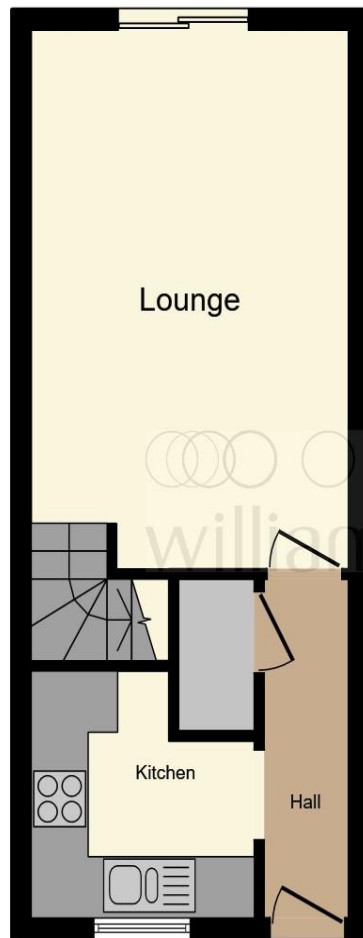


## Welcome to

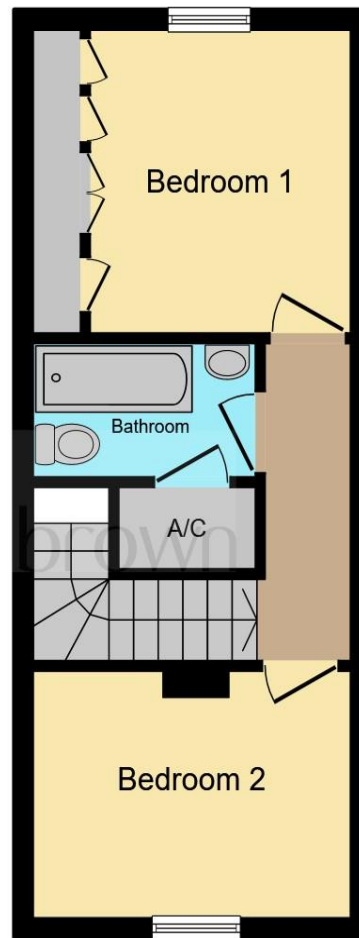
### Armada Close, Wisbech

Set within a quiet cul de sac, this modern terraced house offers bright, well-planned accommodation and the benefit of no onward chain-an ideal choice for first-time buyers, investors, or those seeking a low-maintenance home. The property features two double bedrooms, a spacious 17' lounge, and a modern fitted kitchen designed for everyday ease. With PVCu double glazing throughout, the home provides comfort and energy efficiency all year round. Outside, a single garage en bloc and additional parking add practicality, while the enclosed rear garden offers a pleasant space to relax or entertain. Positioned in a peaceful, well-regarded location with local amenities and transport links close by, this is a superb opportunity to move straight into a modern home with nothing to do but unpack and enjoy.





**Ground Floor**



**First Floor**

### Entrance Hall

### Kitchen

7' 11" x 7' 8" maximum ( 2.41m x 2.34m maximum )

### Lounge

17' 3" maximum x 11' maximum ( 5.26m maximum x 3.35m maximum )

### First Floor Landing

### Bedroom One

9' 9" x 9' excluding wardrobes ( 2.97m x 2.74m excluding wardrobes )

### Bedroom Two

7' 11" maximum x 11' ( 2.41m maximum x 3.35m )

### Bathroom

4' 6" x 7' 8" ( 1.37m x 2.34m )

### Garage

### Agents Note:

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

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](http://www.focalagent.com)

## Welcome to

### Armada Close, Wisbech

- Modern terraced house
- Two double bedrooms
- Single garage en bloc
- Cul de sac location
- No onward chain

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

offers in excess of

**£130,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB127955](http://williamhbrown.co.uk/Property/WSB127955)



Property Ref:  
WSB127955 - 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.

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**william h brown**



**01945 464451**



[Wisbech@williamhbrown.co.uk](mailto:Wisbech@williamhbrown.co.uk)



20 High Street, WISBECH, Cambridgeshire,  
PE13 1DE



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**