



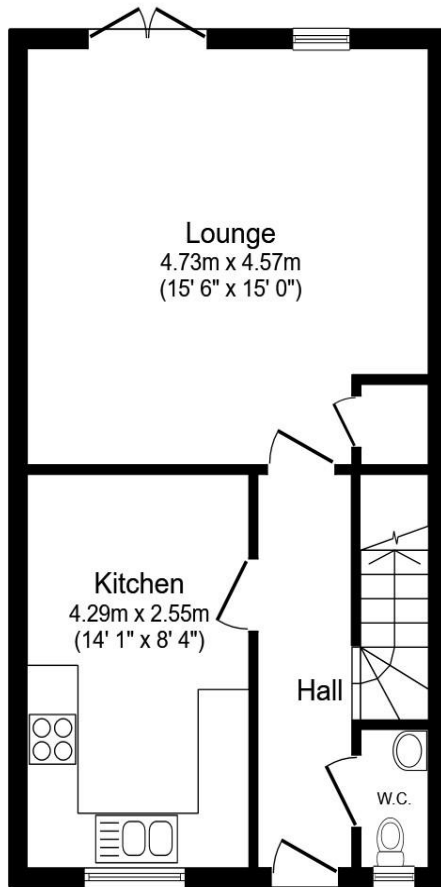
Fenmen Place, Wisbech PE13 3FA

Welcome to

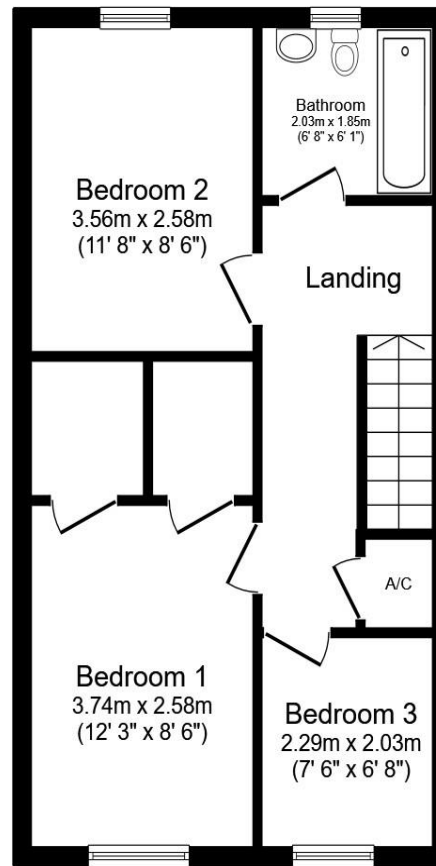
Fenmen Place, Wisbech

Tucked away within a quiet cul de sac, this modern terraced house offers stylish, energy-efficient living and the convenience of no onward chain. The well-planned interior includes three bedrooms, with the master bedroom featuring a walk-in wardrobe (formerly an en-suite), providing excellent storage and versatility. The 14' kitchen/diner comes complete with a fitted oven and hob, creating a sociable space perfect for everyday dining or entertaining. A downstairs cloakroom, PVCu double glazing, and an air source pump heating system ensure year-round comfort and efficiency. Outside, there is allocated parking and a neat rear garden offering space to relax and unwind. Situated in a peaceful modern development close to local amenities, this attractive home would suit families, professionals, or investors alike.





Ground Floor



First Floor

Total floor area 85.0 m² (915 sq.ft.) approx

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.propertybox.io

Entrance Hall

Downstairs Cloakroom

5' 6" x 2' 11" (1.68m x 0.89m)

Kitchen/Dining Room

14' 1" x 8' 4" (4.29m x 2.54m)

Lounge

15' x 15' 6" maximum (4.57m x 4.72m maximum)

First Floor Landing

Bedroom One

12' 3" excluding wardrobe x 8' 6" (3.73m excluding wardrobe x 2.59m)

Bedroom Two

11' 8" x 8' 6" (3.56m x 2.59m)

Bedroom Three

7' 6" x 6' 8" (2.29m x 2.03m)

Bathroom

6' 1" x 6' 8" (1.85m x 2.03m)

Agents Note:

'Heating to the property is served by Air Source. Please contact the branch for more details'

Welcome to

Fenmen Place, Wisbech

- Modern terraced house
- Three bedrooms with walk-in wardrobe to master
- Downstairs cloakroom
- Cul de sac location
- No onward chain

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

£190,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB123295



Property Ref:
WSB123295 - 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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