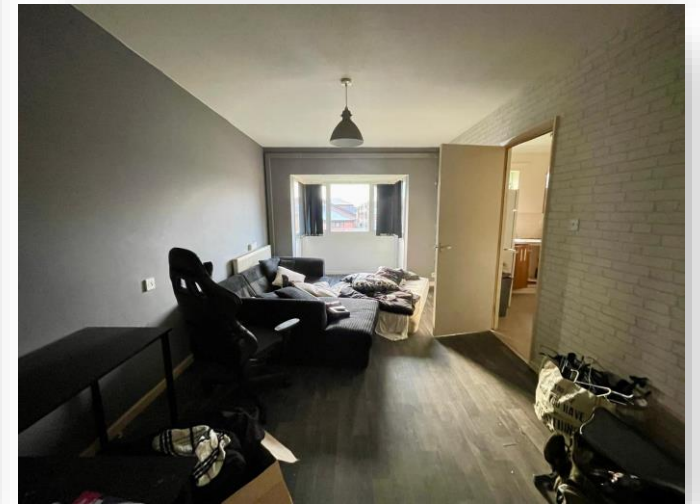




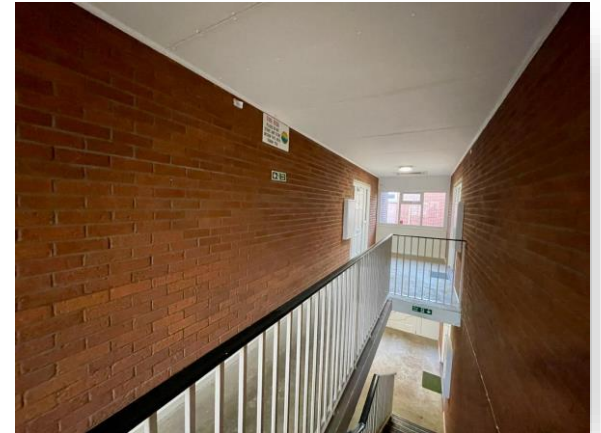
John Thompson Road, Wisbech PE13 2NF

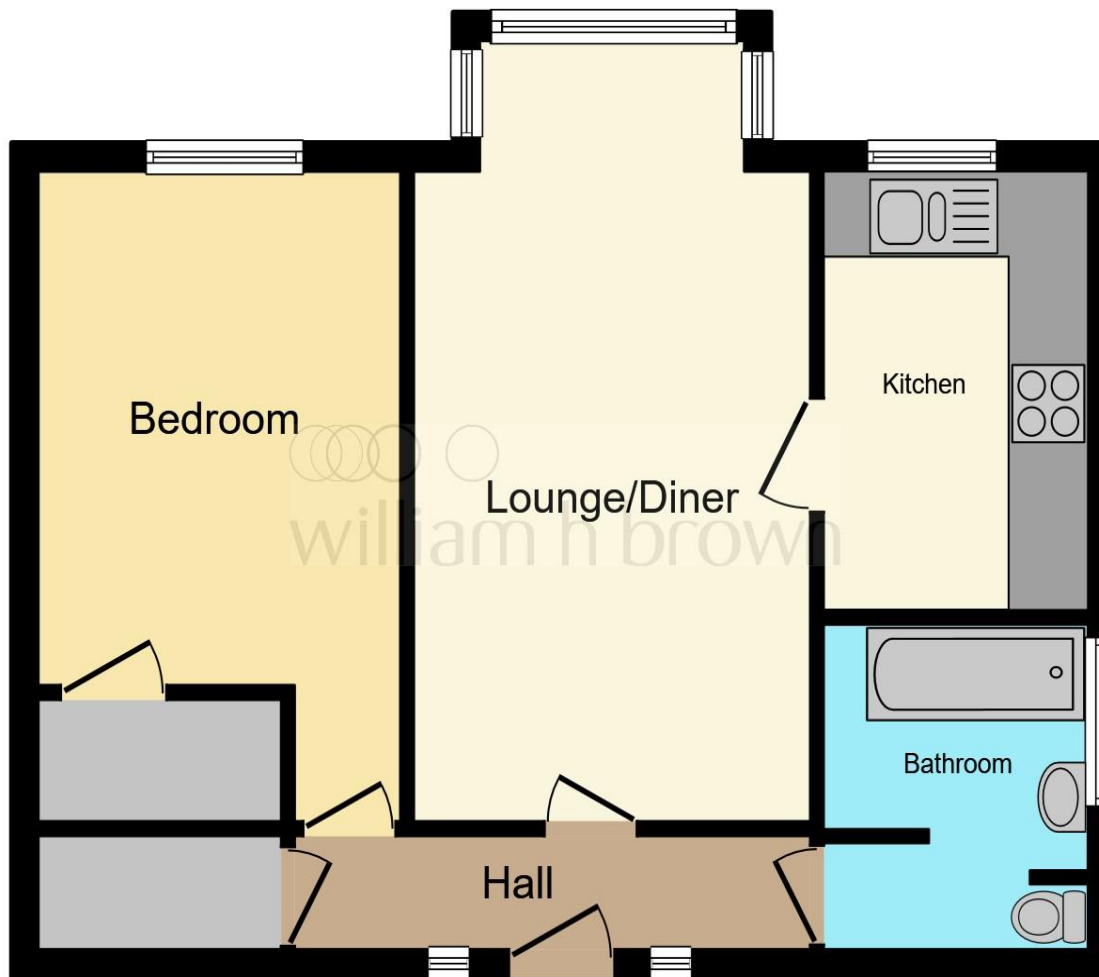
Welcome to **John Thompson Road, Wisbech**

Ideal first time or investment purchase

One bedroom first floor flat situated close to the town centre offered for sale with no onward chain, accommodation comprises hallway, kitchen, Lounge diner, bedroom and bathroom.

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





Hallway

Kitchen

10' 2" x 6' 6" (3.10m x 1.98m)

Lounge Diner

18' 1" max x 9' 10" (5.51m max x 3.00m)

Bedroom One

11' 11" plus recess x 9' (3.63m plus recess x 2.74m)

Bathroom

7' 6" max x 6' 4" max (2.29m max x 1.93m max)

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 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

John Thompson Road, Wisbech

- Close to town centre
- One Bedroom first floor flat
- Lounge diner
- Kitchen
- 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.

£60,000

view this property online williamhbrown.co.uk/Property/WSB127789



Property Ref:
WSB127789 - 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.



Please note the marker reflects the
postcode not the actual property



william h brown



01945 464451



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PE13 1DE



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