



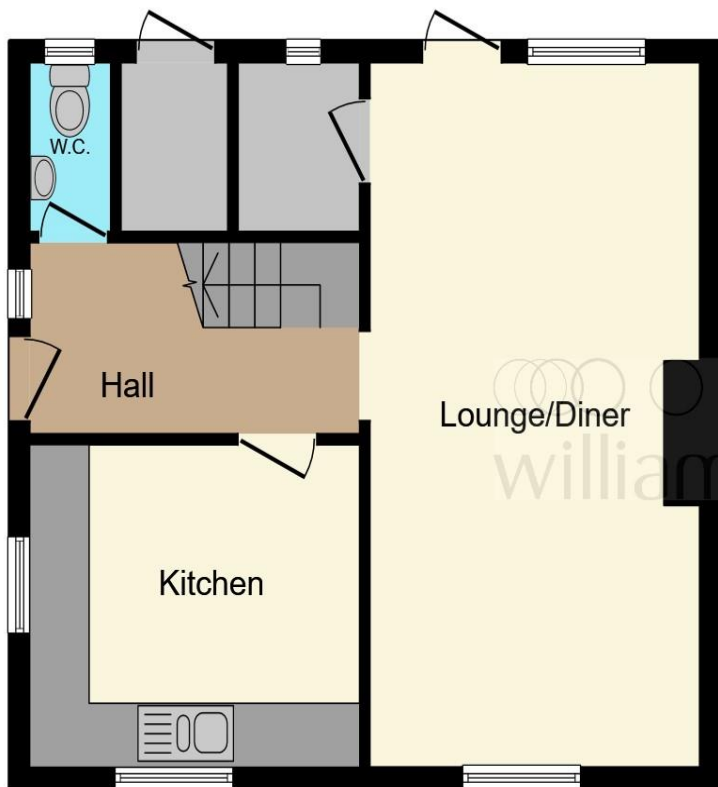
Weasenham Lane, Wisbech PE13 2RY

Welcome to

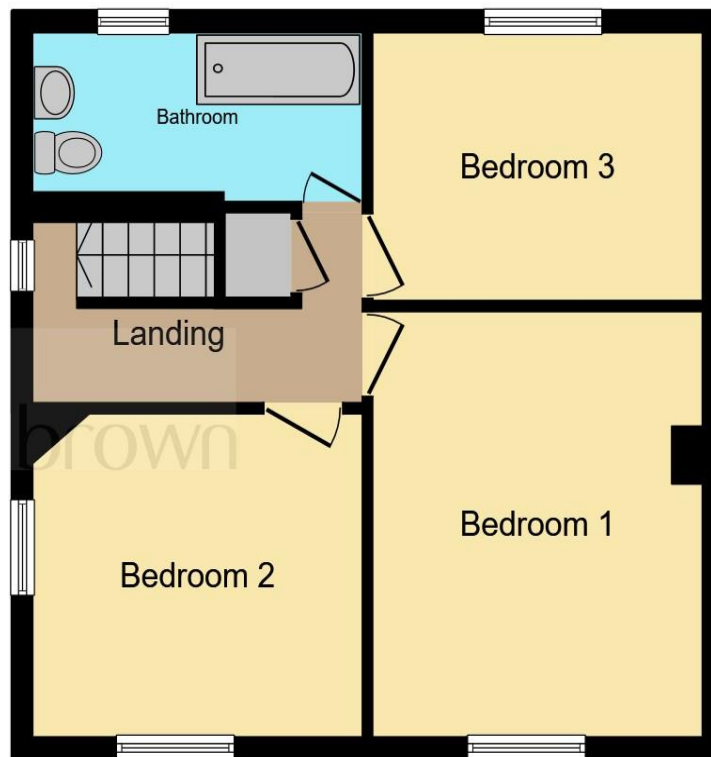
Weasenham Lane, Wisbech

WALK THE KIDS TO SCHOOL! Situated just a short walk from both Primary and Secondary schools, this established semi-detached house would be ideal for the young family and is available to the market with no onward chain! With three double bedrooms and a 21' lounge/dining room, the property also benefits from a downstairs cloakroom, a study area, PVCu double glazing and gas radiator central heating. New boiler this year.





Ground Floor



First Floor

Entrance

Cloakroom

5' x 2' 8" (1.52m x 0.81m)

Kitchen

9' 11" x 10' 11" (3.02m x 3.33m)

Lounge/Dining Room

21' 8" x 10' 11" (6.60m x 3.33m)

Study Area

4' 11" x 4' (1.50m x 1.22m)

First Floor Landing

Bedroom One

13' 5" x 10' 11" maximum (4.09m x 3.33m maximum)

Bedroom Two

9' 11" x 10' 11" (3.02m x 3.33m)

Bedroom Three

8' x 10' 11" (2.44m x 3.33m)

Bathroom

5' x 11' (1.52m x 3.35m)

Agents Note:

'There is a easement on the title, please enquire with the branch' - Shared path to the side

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

Weasenham Lane, Wisbech

- Established semi-detached house
- Three bedrooms
- 21' Lounge/dining room
- Close to schools
- No onward chain

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

£140,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128036



Property Ref:
WSB128036 - 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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