



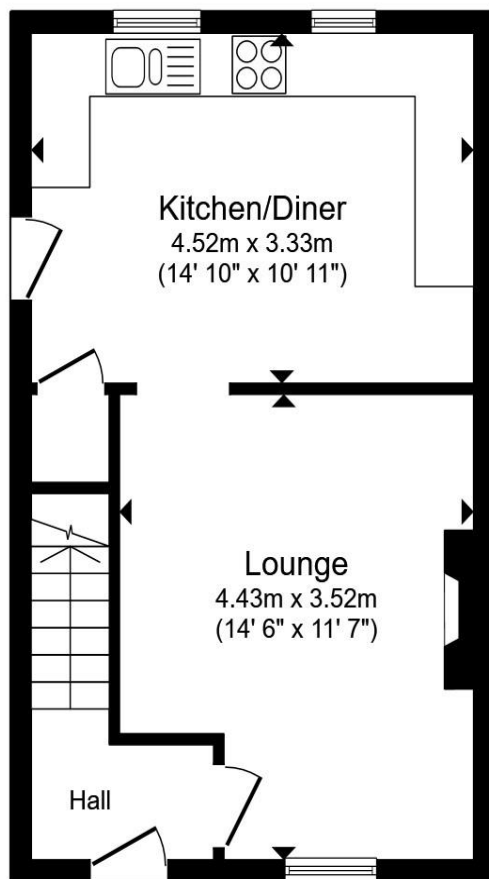
Falklands Drive, Wisbech PE13 2HX

Welcome to

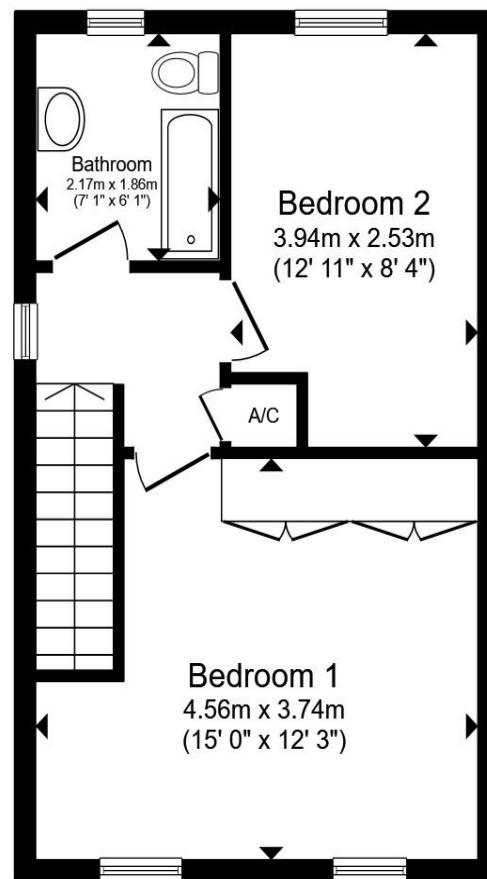
Falklands Drive, Wisbech

This stylish and well-maintained home is situated in a sought-after area of Wisbech and offers modern living with practical space throughout, making it an ideal purchase for first-time buyers, downsizers or investors alike. The ground floor comprises a welcoming entrance hall leading into a bright and freshly decorated lounge. The standout kitchen features modern worktops and integrated appliances including a dishwasher, built-in oven and microwave, hob with extractor, and space for everyday dining, making it both functional and stylish. Upstairs, there are two generous double bedrooms, with the main bedroom benefiting from two double built-in wardrobes providing excellent storage. The family bathroom is fully tiled and finished to a contemporary standard, complete with bath and dual shower attachments, vanity basin with storage, WC, heated towel rail and a modern touch-screen mirror. Externally, the property offers off-road parking to the front along with a garage. The garage has been adapted to provide storage at the front, with a powered rear section currently used as an office or utility space, offering excellent flexibility. Side access leads to the rear garden, which is enclosed and includes a covered seating/storage area, lawn, shed and external power points.

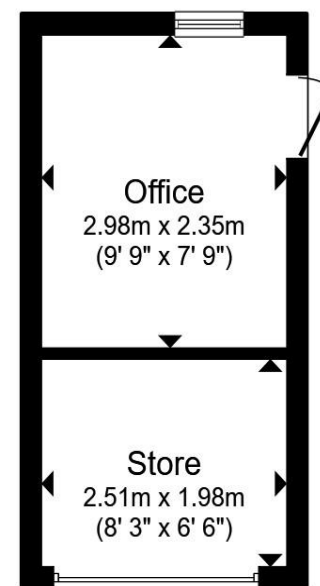




Ground Floor



First Floor



Outbuilding

- Entrance Hall**
- Kitchen / Diner**
- Lounge**
- First Floor Landing**
- Bedroom One**
- Bedroom Two**
- Family Bathroom**
- Outbuilding - Office/Store**

Total floor area 83.8 m² (901 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

Welcome to

Falklands Drive, Wisbech

- Modern family home
- Two double bedrooms
- Stunning fitted kitchen
- Stylish family bathroom
- Gas central heating with Hive control
- Ample off-road parking
- Garage (currently storage with office/utility space)
- Close to schools and local amenities

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£200,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128098



Property Ref:
WSB128098 - 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.



william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk