



Backed by
HM Government



william h brown

CARPETED
SHOW HOME



CALL US TODAY TO SECURE YOUR
VIEWING 01945 464451

£220,000

Plot 7 Old Lynn Road Wisbech

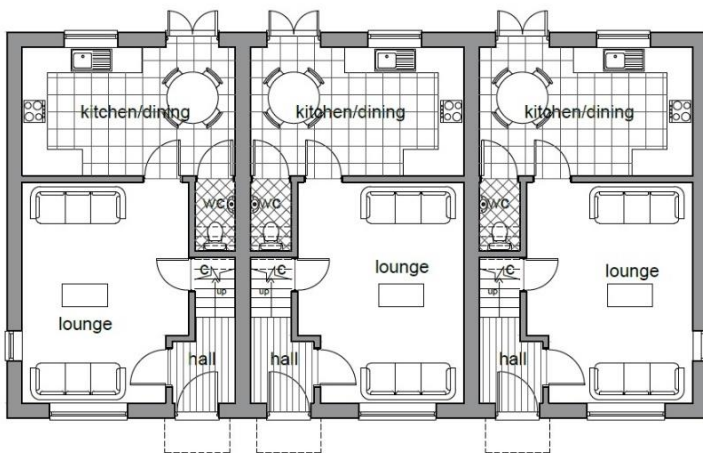
A brand new cul-de-sac development of 9 properties comprising a mix of both houses and bungalows in an established residential location close to amenities. The site is under construction by a respected local builder and each property will be finished to a high standard.

HELP TO BUY AVAILABLE FOR FIRST TIME BUYERS!

Plots 5-7



Kitchen, Lounge & Bathroom in Plot 5



Ground Floor Plan



Entrance Hall

Lounge

17' 2" x 13' 1" (5.23m x 3.99m)

Kitchen / Diner

16' 7" x 9' 11" (5.05m x 3.02m)

Cloakroom



First Floor Plan

First Floor Landing

Bedroom One

16' 7" including en-suite x 10' 4" (5.05m including en-suite x 3.15m)

En-Suite

Bedroom Two

9' 4" x 9' 4" (2.84m x 2.84m)

Bedroom Three

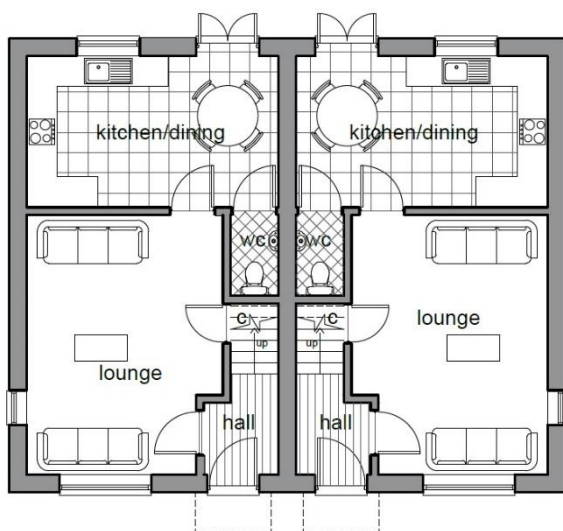
5' 9" x 8' 3" (1.75m x 2.51m)

Bathroom

Each house has accommodation comprising lounge, kitchen/diner, cloakroom, three bedrooms with en-suite to master and a family bathroom. Externally there is an enclosed rear garden, laid to turf, with rear patio and 2 allocated parking spaces per property.

Please note that the 9 properties comprising the development will form a management company and will be jointly responsible for the upkeep of the private road.

Plots 8 & 9



Entrance Hall

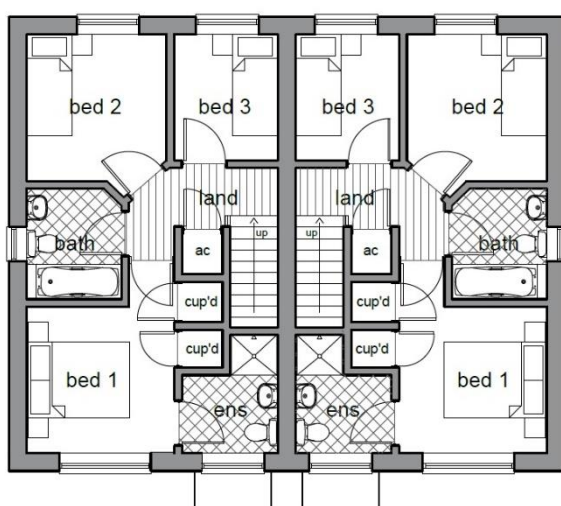
Lounge

17' 2" x 13' 1" (5.23m x 3.99m)

Kitchen / Diner

16' 7" x 9' 11" (5.05m x 3.02m)

Cloakroom



First Floor Landing

Bedroom One

16' 7" including en-suite x 10' 4" (5.05m including en-suite x 3.15m)

En-Suite

Bedroom Two

9' 4" x 9' 4" (2.84m x 2.84m)

Bedroom Three

5' 9" x 8' 3" (1.75m x 2.51m)

Bathroom

First Floor Plan

DIRECTIONS

Proceed out of Wisbech town centre on the B198 Lynn Road, proceed through 3 sets of traffic lights where the site can be found on the right hand side.

Key Features

- Brand new 3 bedroom houses
- HELP TO BUY AVAILABLE FOR FIRST TIME BUYERS
- Small cul-de-sac development of only 9 properties
- 2 allocated parking spaces
- Residential location nearby to amenities
- Choice of kitchen & flooring subject to an early reservation
- EPC Rating TBC

PLOT	TYPE	M ²	PRICE
5	End-terrace house	84	SSTC
6	Mid-terrace house	84	SSTC
7	End-terrace house	84	£220,000
8	Semi-detached house	84	SSTC
9	Semi-detached house	84	SSTC

**For further information please contact 20 High Street, Wisbech,
Cambridgeshire, PE13 1DE**

01945 464451

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 will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services of any of the equipment or appliances in this property, accordingly, we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SEQUENCE (UK) LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY. Trading name of Sequence (UK) Limited.