



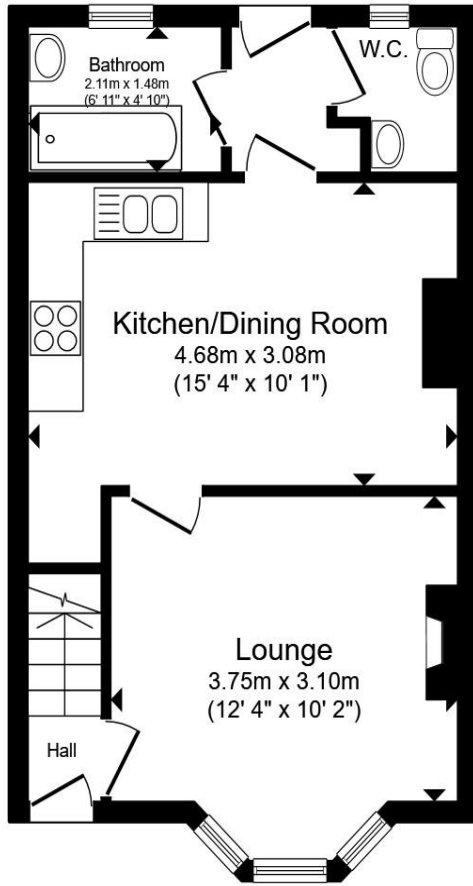
Summerfield Close, Wisbech PE13 1RP

Welcome to

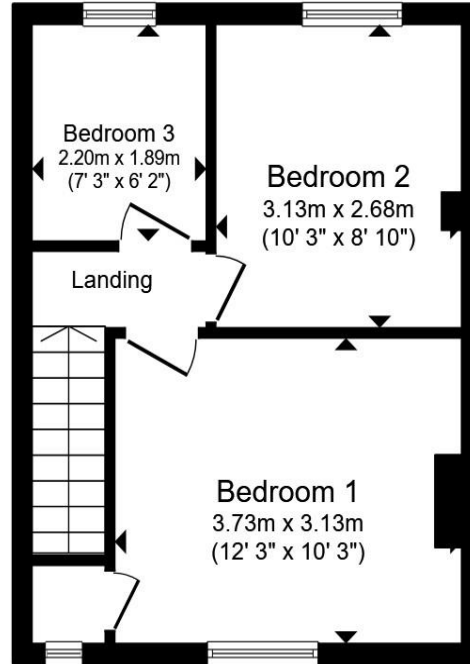
Summerfield Close, Wisbech

Welcome to this beautifully refreshed 3-bedroom home located on Summerfield Close, Wisbech - a fantastic opportunity for first-time buyers or investors looking for a move-in-ready property with great space inside and out. Located in a quiet cul-de-sac location with school, local shop, leisure centre and parks only a short walk away, presented to the market with no chain! To the front is a driveway (please note: no dropped kerb). Stepping inside, you enter a welcoming hallway with the staircase ahead. To the right is the bright and comfortable lounge, ideal for everyday family living. Continuing through, you'll find the modern kitchen/diner, finished to a high standard and complete with quality NEFF appliances. To the rear of the ground floor sits the main bathroom along with a separate WC for added convenience. Upstairs, the property offers three well-sized bedrooms, including a particularly spacious master bedroom that creates a great private retreat. Outside, the home boasts a generous rear garden, offering plenty of room for outdoor dining, play areas, or further landscaping to suit your needs. The boiler is approximately 3 years old, giving peace of mind for future running costs. A superb, modernised property in a convenient location - early viewing is highly recommended.





Ground Floor



First Floor

Total floor area 67.1 m² (722 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

Lounge

12' 4" exc bay max x 10' 2" (3.76m exc bay max x 3.10m)

Kitchen/Diner

15' 4" max x 10' 1" plus recess (4.67m max x 3.07m plus recess)

Wc

Downstairs Bathroom

First Floor Landing

Bedroom 1

12' 3" max. exc wardrobe x 10' 3" (3.73m max. exc wardrobe x 3.12m)

Bedroom 2

8' 10" max x 10' 3" (2.69m max x 3.12m)

Bedroom 3

7' 3" x 6' 2" (2.21m x 1.88m)

Agents Note:

'There is a easement on the title, please enquire with the branch'- Access to rear.
'Interested parties should satisfy themselves about parking arrangements including availability, access, proximity and tenure'

Welcome to

Summerfield Close, Wisbech

- Recently refurbished to a high standard
- NEFF kitchen appliances
- Three bedrooms with a large master
- Lounge + kitchen/diner
- Ground floor bathroom with separate WC
- Spacious rear garden / Driveway to the front (no dropped kerb)
- Ideal first-time buy or investment
- No Chain!

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£150,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128041



Property Ref:
WSB128041 - 0005

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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