



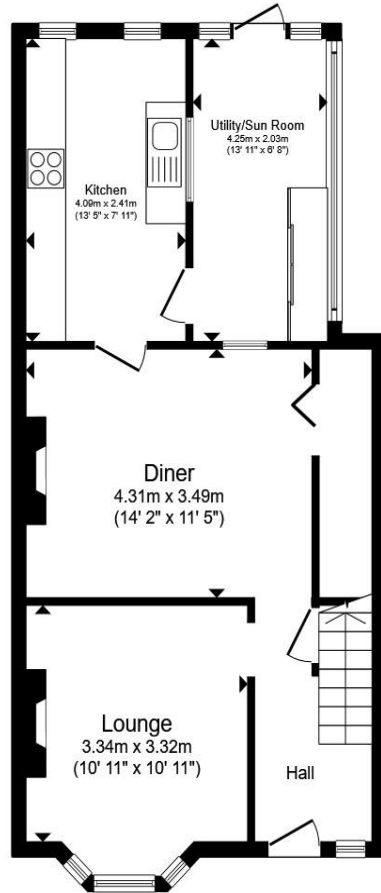
Walton Road, WISBECH PE13 3EW

Welcome to

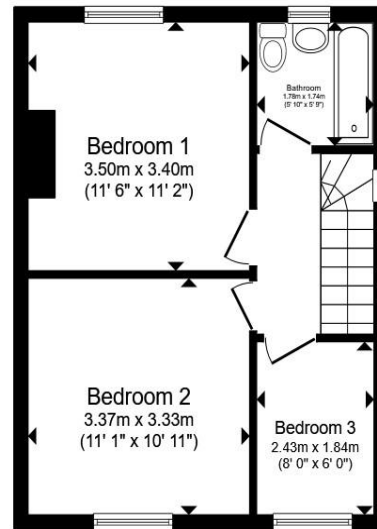
Walton Road, WISBECH

An established bay-fronted semi-detached house occupying a desirable non-estate position and offering spacious, well-presented accommodation throughout. The property combines traditional character with useful modern improvements and is offered in excellent condition. The accommodation comprises three bedrooms together with two separate reception rooms, providing excellent flexibility for family living, dining or home working. A conservatory adds further valuable living space and provides an enjoyable connection with the outside. The property benefits from a refitted kitchen and refitted bathroom, whilst the overall presentation is of an excellent standard, making this a home that can be enjoyed with minimal further work required. Outside, there is off-road parking, adding further practicality to this appealing home. An excellent opportunity to acquire a spacious and well-maintained semi-detached house, combining generous accommodation, useful modern facilities and a convenient non-estate setting. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Entrance Hall

Lounge

Dining Room

Kitchen

Conservatory

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Total floor area 92.5 m² (996 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

Walton Road, WISBECH

- Established, bay-fronted semi-detached house
- Three bedrooms and two reception rooms
- Refitted kitchen and bathroom
- Conservatory
- Off-road parking

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£220,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128839



Property Ref:
WSB128839 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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