



Petts Close, Wisbech PE13 3QE

Welcome to

Petts Close, Wisbech

Situated on a private road within a desirable cul-de-sac location, this detached two double bedroom bungalow offers an excellent opportunity for buyers looking to put their own stamp on a property. Requiring some modernisation throughout, the home is ideally suited to those seeking a peaceful setting with convenient access to local bus routes and amenities. The accommodation comprises two double bedrooms, with one positioned to the front and the other to the rear, a shower room, kitchen, spacious living room and a large conservatory overlooking the garden. Both the living room and hallway benefit from fitted air conditioning, providing added comfort throughout the year. Occupying a generous corner plot, the enclosed rear garden enjoys a good degree of privacy and features a shed, greenhouse and side access into the single garage. To the front, there is off-road parking leading to the garage. Offered to the market with no onward chain, this is a fantastic opportunity to acquire a bungalow in a quiet and sought-after location. 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.



FLOOR PLAN COMING SOON

Entrance Hall

Lounge

Kitchen

Conservatory

Bedroom One

Bedroom Two

Shower Room

Single Garage

Agents Note:

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

Agents Note:

'There is a easement on the title, please enquire with the branch' - Shared Driveway.

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Petts Close, Wisbech

- 2 Bed Detached Bungalow
- Single Garage
- Off Street Parking
- Air Conditioning in the Living Room and Hallway
- Large Conservatory to the Rear
- Enclosed Rear Garden
- Sought After Cul-De-Sac Location
- No Onward Chain

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

£180,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB129200



Property Ref:
WSB129200 - 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.



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