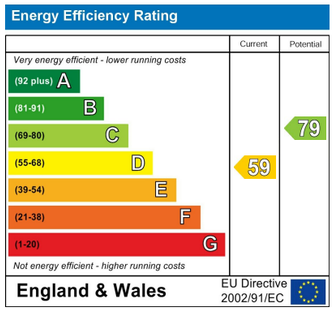
DIRECTIONS

SATNAV: PE13 4NB



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order.We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.

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Sunnyview 86 High Road Gorefield Wisbech Cambs PE13 4NB

FULLY REFURBISHED TWO BEDROOM DETACHED BUNGALOW WITH GARAGE & DRIVEWAY

Gorefield **£265,000 Freehold**

01553 692828
sales@brittons.net

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The Property Ombudsman

FRONT GARDEN
In and out gravel driveway providing parking for multiple vehicles. A 5 bar wooden gate gives access to brick weave drive at the side of the property.

LOUNGE 18'10 x 13'2 (5.74m x 4.01m)
Multi fuel burner and oak flooring. Window to front aspect. Radiator.

KITCHEN/DINER 19'6 x 13'5 (5.94m x 4.09m)
A range of wall and base units with worktop over. Integrated wine cooler and space for washing machine, tumble dryer and dishwasher. Roof lantern. Tiled flooring. Modern column radiator.

FAMILY ROOM 15'4 x 12'3 (4.67m x 3.73m)
Large roof lantern. Laminate flooring. French doors leading to the rear garden.

BEDROOM ONE 11'2 x 11' (3.40m x 3.35m)
Fitted carpet. Window to rear aspect. TV point. Radiator.

BEDROOM TWO 13'10 x 9'2 (4.22m x 2.79m)
Fitted carpet. Window to front aspect. Radiator.

SHOWER ROOM
Double shower enclosure with thermostatic mixer bar. Hand wash basin with vanity unit. WC. Heated towel rail. Tiled flooring. Extractor fan.

REAR GARDEN
Enclosed rear garden which is mainly laid to lawn with a patio area, wooden summer house and timber shed/workshop. A variety of trees, shrubs and flowers.

GARAGE
Single garage with up and over door. Power and light.

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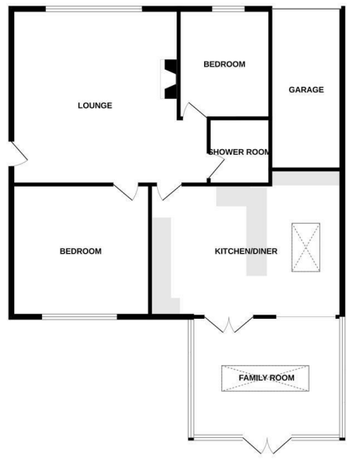
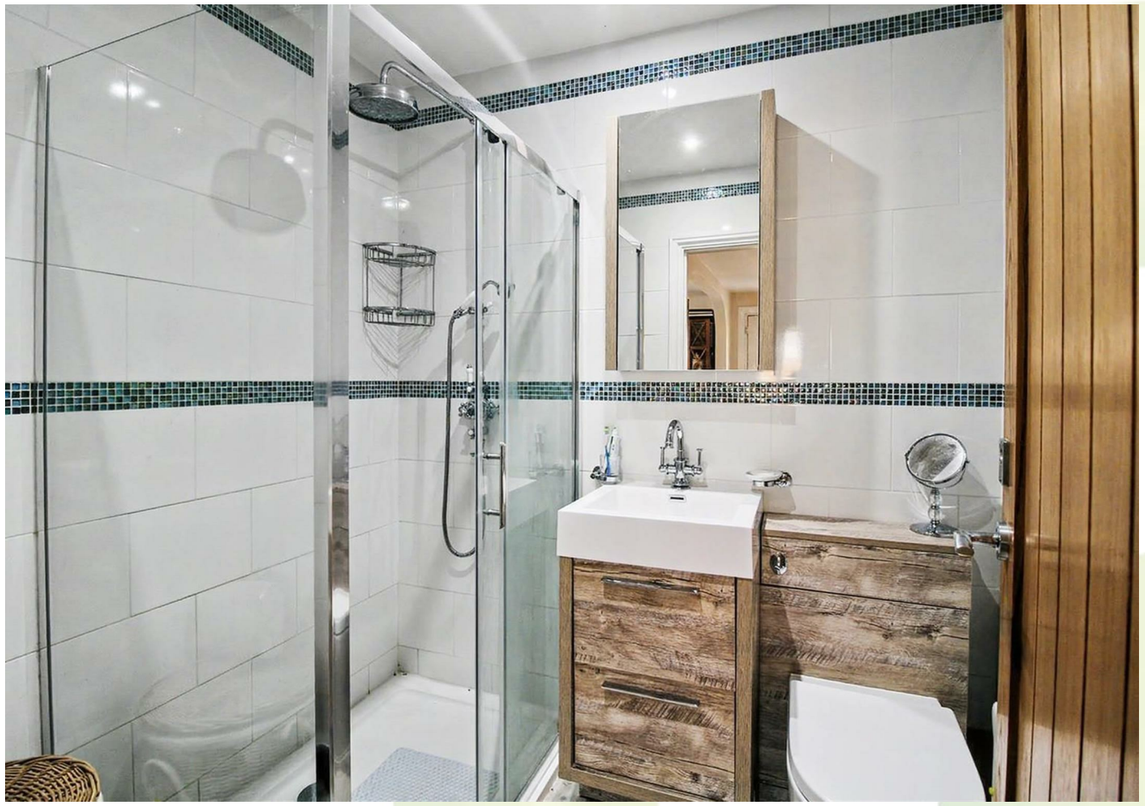
We are delighted to present this fabulous two bedroom detached bungalow with garage in the Cambridgeshire village of Gorefield. This gorgeous property has been refurbished to create a beautiful, contemporary living space consisting of light open plan areas along with comfortable, cozy rooms. The in and out gravel driveway to the front, provides parking for multiple vehicles and the brick weave drive to the side is accessed via a 5 bar wooden gate. The side entrance to the bungalow will take you into a very comfortable size lounge with oak flooring and multi fuel burner set into a central feature fireplace. The open plan, kitchen/dining/family room provides more than enough room for every day living and offers a wonderful entertaining space. Two double bedrooms and a modern shower room complete the inside of this gorgeous home. The stunning enclosed rear garden is mainly laid to lawn with a patio area, timber workshop/shed and summer house. There is a variety of trees, shrubs and flower borders. The property benefits from uPVC double glazing and oil central heating along with smart thermostat controls. *End of Chain*

*** Please note that the vendor is related a director of Brittons Estate Agents ***

GROUND FLOOR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