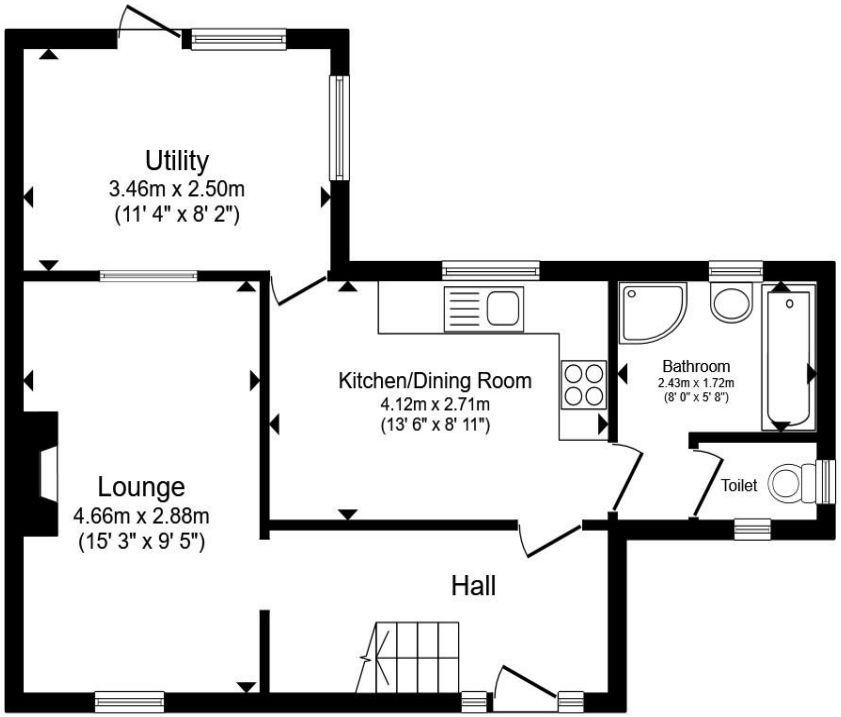
School Road, West Walton, Wisbech, PE14 7HA

william h brown

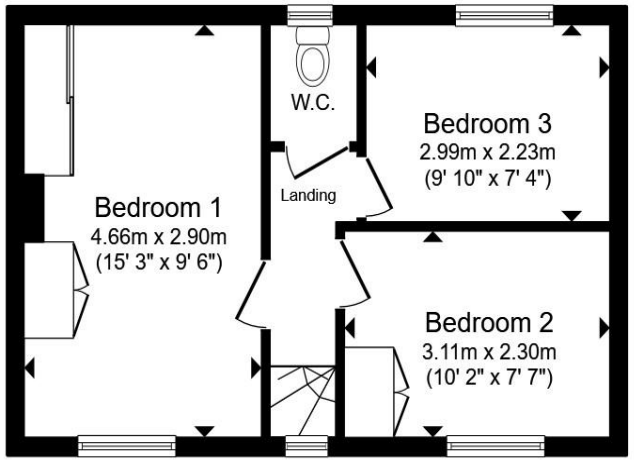
Welcome to

School Road, West Walton, Wisbech

Situated in the highly sought-after village of West Walton, this three-bedroom semi-detached home is ideal for families, with both primary & secondary schools conveniently located nearby. The property offers spacious & versatile accommodation throughout. The ground floor comprises a welcoming living room featuring a working wood burner, perfect for cosy evenings. There is a well-proportioned kitchen/diner, ideal for family meals & entertaining, along with a generous utility room to the rear. The family bathroom is also located downstairs & benefits from both a bath & a separate shower. Upstairs, the property boasts 3 bedrooms, incl. a large master bedroom, a double bedroom, & a spacious single room. The upstairs WC completes the first-floor layout. Externally, the home sits on a substantial plot with a large enclosed rear garden, offering plenty of space for outdoor living & family enjoyment. The garden also includes a metal shed & a brick-built outhouse, providing excellent storage options. To the front & rear of the property, there is ample off-street parking, along with additional land to the rear. The property enjoys open field views to the rear, creating a peaceful & scenic 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

Kitchen / Diner

Utility

Lounge

Downstairs Bathroom

Downstairs Wc

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Seperate Wc

Agents Note:

'Heating to the property is served by Oil and Log Burner in Living Room. Please contact the branch for more details'
'There is a easement on the title, please enquire with the branch' - Shared Driveway.

Total floor area 82.9 m² (892 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

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Welcome to

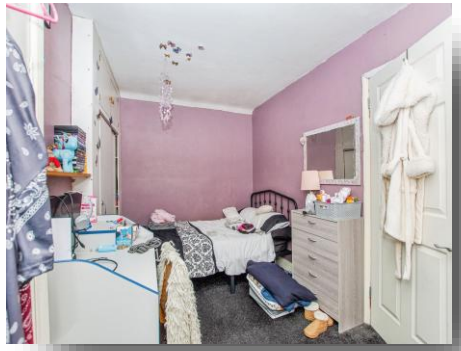
School Road, West Walton, Wisbech

- 3 Bed Semi Detached House
- Ample Off Street Parking
- Spacious Enclosed Rear Garden
- Extra Land to the Rear of the Home
- Downstairs Bathroom with Shower and Bath
- Generous Utility Room
- Brick Outhouse and Shed
- Sought After Village Location

Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers in excess of

£190,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128704

The Property Ombudsman

Property Ref:
WSB128704 - 0004

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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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.