



Kingfisher Drive, Wisbech PE13 2TP

Welcome to

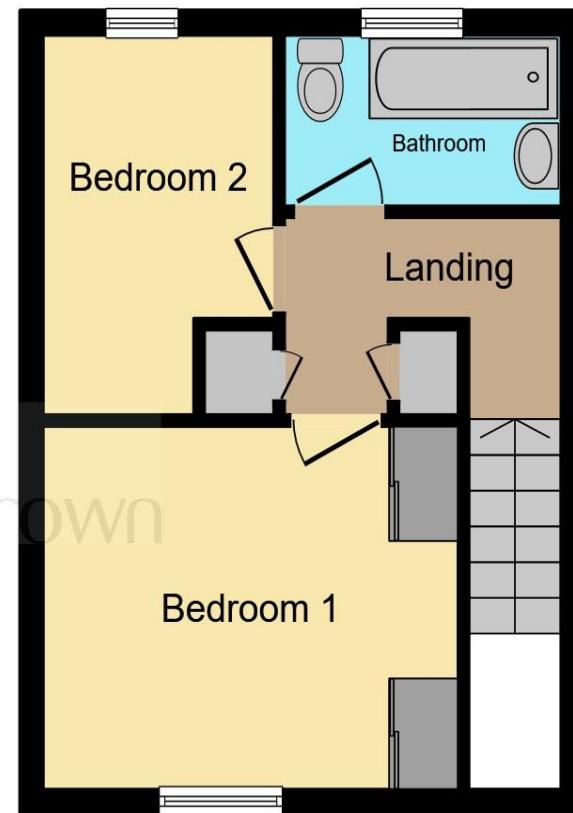
Kingfisher Drive, Wisbech

Set within a popular residential area, this modern end-terraced home on Kingfisher Drive is smartly presented and offers an excellent opportunity for first-time buyers, downsizers or investors - with the added benefit of no onward chain for a smooth, hassle-free move. Step inside and you're welcomed into a bright, generous 20' lounge/dining room, providing plenty of space to relax, entertain, or work from home. The stylish refitted kitchen features contemporary units and a built-in oven and hob, making it both practical and attractive. Upstairs, two comfortable bedrooms offer peaceful retreats, served by a well-proportioned bathroom. The home benefits from PVCu double glazing and gas radiator central heating for year-round efficiency and comfort. Outside, a single garage in a nearby block offers secure parking or storage, while the property's location places you within easy reach of local shops, schools, and commuter links. Neat, modern, and ready to move into - this is a well-balanced home in a sought-after spot.





Ground Floor



First Floor

Entrance Hall

Lounge/Dining Room

20' excluding bay x 14' 9" maximum (6.10m excluding bay x 4.50m maximum)

Kitchen

7' 10" x 6' 7" (2.39m x 2.01m)

First Floor Landing

Bedroom One

9' 8" x 9' 7" excluding wardrobes (2.95m x 2.92m excluding wardrobes)

Bedroom Two

10' 1" x 6' 8" (3.07m x 2.03m)

Bathroom

4' 9" x 7' 9" (1.45m x 2.36m)

Garage

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.focalagent.com

Welcome to

Kingfisher Drive, Wisbech

- Modern end terraced house
- Two bedrooms
- Single garage
- Cul de sac location
- No onward chain

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£150,000



view this property online williamhbrown.co.uk/Property/WSB127533

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Proceed to the fifth set of traffic lights and turn right into Weasenham Lane. Take the second turning left into Heron Road and continue along. Follow the road round to the left and then turn left into Kingfisher Drive.



Please note the marker reflects the postcode not the actual property



Property Ref:
WSB127533 - 0003

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



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk