



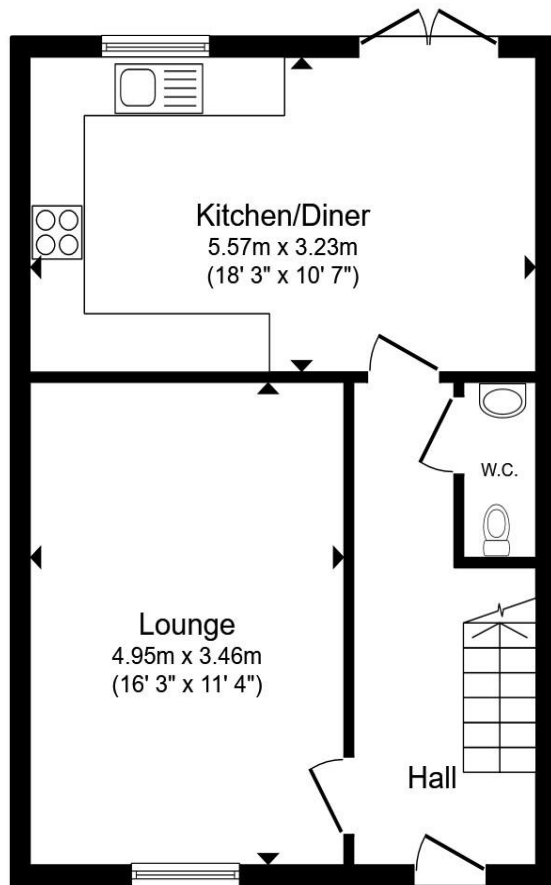
**Wren Cottage, The Marsh, Walpole St. Andrew, Wisbech, PE14
7JG**

Welcome to

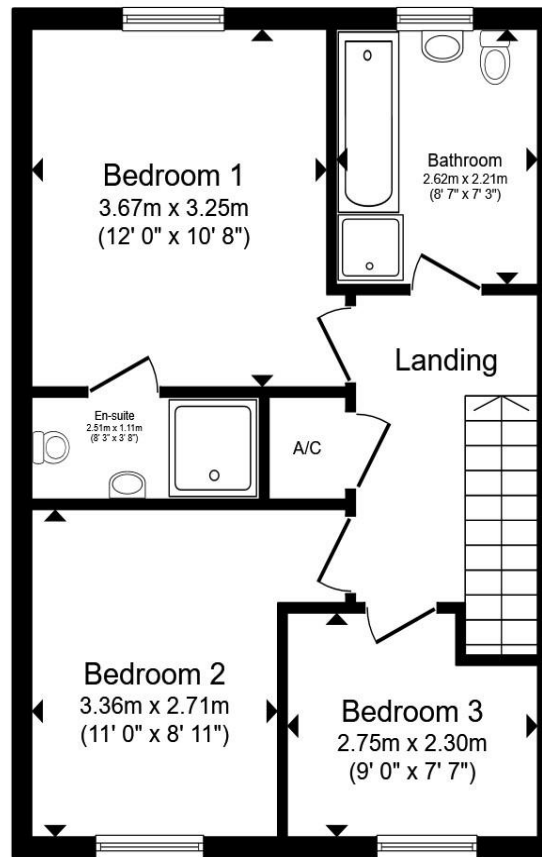
Wren Cottage, The Marsh, Walpole St. Andrew, Wisbech

The accommodation comprises a welcoming entrance hall, a spacious lounge, a generous kitchen/dining room overlooking the rear garden, and a convenient cloakroom/WC. Upstairs are three well-proportioned bedrooms, including a principal bedroom with ensuite shower room, together with a stylish four-piece family bathroom. Finished to a high standard throughout, the property benefits from included LVT flooring and carpets, an air source heating system, underfloor heating to the ground floor and radiators to the first floor. Outside, the property enjoys landscaped front and rear gardens, with the front enclosed by attractive post-and-rail fencing. A shared gravel driveway leads to the rear, where there are two allocated off-road parking spaces and an EV charging point. The sizeable rear garden provides an excellent space for families, entertaining and outdoor enjoyment. Combining contemporary comforts with village living, this attractive new home is ready to move straight into.





Ground Floor



First Floor

Total floor area 92.2 m² (993 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



Entrance Hallway

Lounge

Kitchen / Diner

Downstairs Wc

First Floor Landing

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Bathroom

Agents Note:

"This property forms part of a larger title that includes other properties that are not included in this sale. The creation of a new Title for the property being sold will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly."

Agents Note:

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

'Waste from the property is served by Treatment. Contact the branch for more details'

'Heating to the property is served by Air Source. Please contact the branch for more details.

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

Welcome to

Wren Cottage, The Marsh, Walpole St.

Andrew, Wisbech

- BRAND NEW SEMI DETACHED HOUSE- READY TO MOVE IN
- OFF ROAD PARKING AND GENEROUS GARDEN
- AIR SOURCE HEATING WITH GROUND FLOOR HEATING DOWNSTAIRS
- THREE BEDROOMS
- CLOAKROOM, BATHROOM AND EN SUITE
- EV CHARGING POINT

Tenure: Freehold EPC Rating: Exempt
offers over

£250,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128910



Property Ref:
WSB128910 - 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 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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