





High Road, Gorefield Wisbech PE13 4ND

william h brown

Welcome to

High Road, Gorefield Wisbech

An established detached bungalow occupying a desirable non-estate position, with attractive field views to the rear. The property offers well-proportioned single-storey accommodation with excellent potential for updating and personalisation. There are two generous double bedrooms together with two separate reception rooms, providing useful flexibility for comfortable living, dining or hobbies. A useful utility room adds further practical space. The property would benefit from some updating, presenting an excellent opportunity for a purchaser to modernise and improve the accommodation to their own tastes and requirements. Outside, the property benefits from a garage, whilst the non-estate location and open field views to the rear add considerable appeal. Offered with no onward chain, this bungalow represents an excellent opportunity for those seeking single-storey living with scope for improvement in a pleasant semi-rural 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.



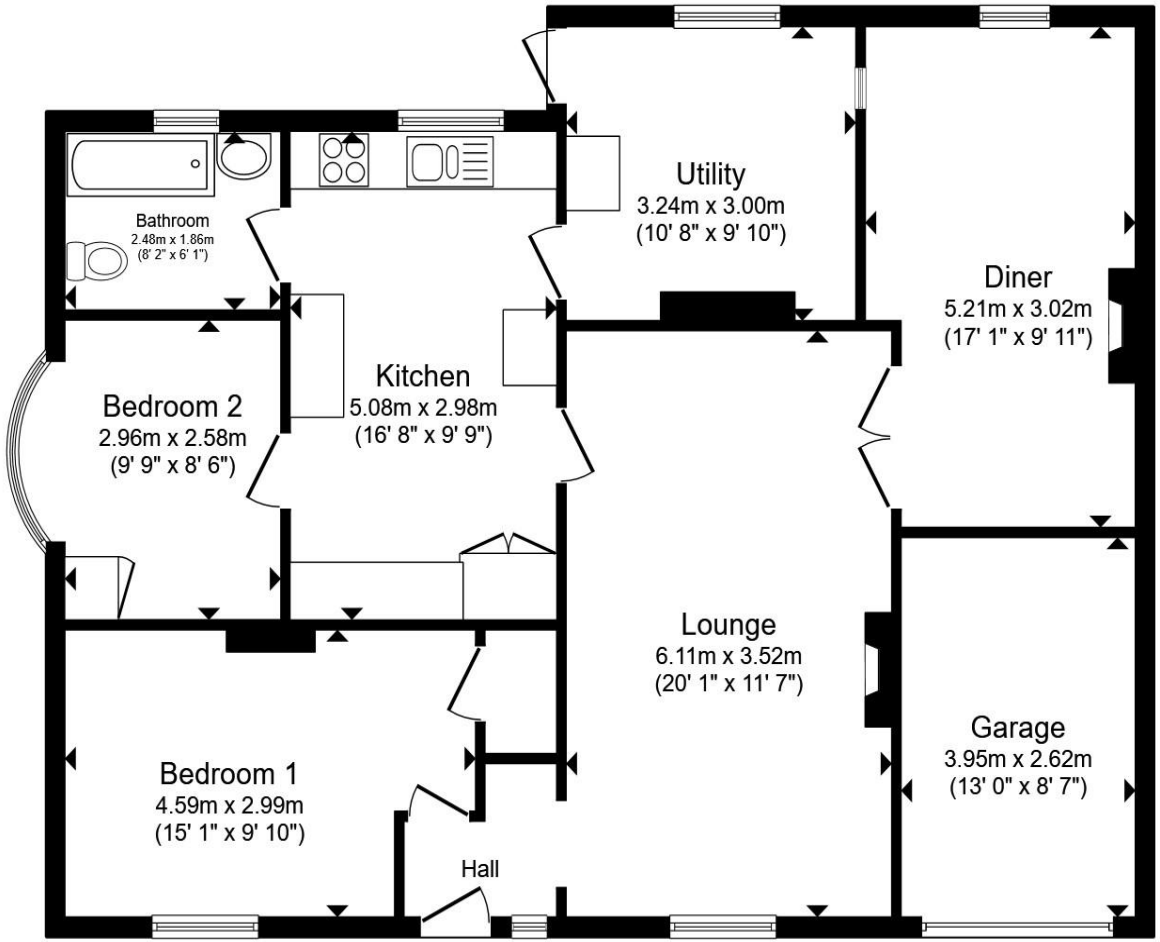












Total floor area 105.4 m² (1,134 sq.ft.) approx

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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Entrance Hall

Lounge

Diner

Kitchen

Utility

Bedroom One

Bedroom Two

Bathroom

Garage

Agents Note:

'Heating to the property is served by Oil. Please contact the branch for more details'
'Waste from the property is served by Cesspit. Contact the branch for more details'
'The property is of non- standard construction - Timber Frame, please seek confirmation of lending ability and liaise with your conveyancer.'

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.

Welcome to

High Road, Gorefield Wisbech

- Established detached bungalow
- Two double bedrooms
- Two reception rooms
- Some updating required
- No onward chain

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

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Sleaford. Continue along and at the second set of traffic lights turn left signposted Leverington. Continue along and turn right at the Rising Sun Public House. Proceed through the village and on into Gorefield where the property will be found on the left hand side

£170,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128999

The Property Ombudsman

Property Ref:
WSB128999 - 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.

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