



Spencer Close, West Walton Wisbech PE14 7EN

Welcome to

Spencer Close, West Walton Wisbech

Nestled in the heart of West Walton, this beautifully renovated 3 bedroom detached bungalow offers modern living in a quiet, sought-after location. Step into a welcoming hallway that leads to all rooms. The spacious lounge is bright and airy, while the modern kitchen flows perfectly into the conservatory, currently used as a dining space-ideal for entertaining. The home also features three well-proportioned bedrooms and a stylish contemporary bathroom, all updated by the current owners. Outside, the rear garden is low maintenance with decked patio and gravel, perfect for relaxing without the upkeep. To the side, a lawned area adds a green touch, and the front driveway offers practical parking. Located within walking distance of local amenities including pubs, takeaways, and the ever-popular Marshland school, which includes both primary and secondary education. A fantastic home ready to move into-book your viewing today!





Entrance Hallway

Lounge

14' 11" x 11' 10" (4.55m x 3.61m)

Kitchen

11' 11" x 9' 11" (3.63m x 3.02m)

Conservatory

13' 3" x 10' 10" (4.04m x 3.30m)

Bedroom One

11' 11" x 9' 11" (3.63m x 3.02m)

Bedroom Two

10' 11" x 8' 6" (3.33m x 2.59m)

Bedroom Three

8' 11" x 8' 6" (2.72m x 2.59m)

Bathroom

Outside

Garage

Agents Note:

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

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

Spencer Close, West Walton Wisbech

- Renovated 3 Bedroom Detached Bungalow
- Modern Kitchen & Bathroom
- Lounge & Conservatory/Dining Room
- Low Maintenance Rear Garden
- Driveway & Front Garden
- Popular Village Location
- Catchment for Marshland Primary & Secondary Schools
- Sought-After Area

Tenure: Freehold EPC Rating: E

Council Tax Band: B

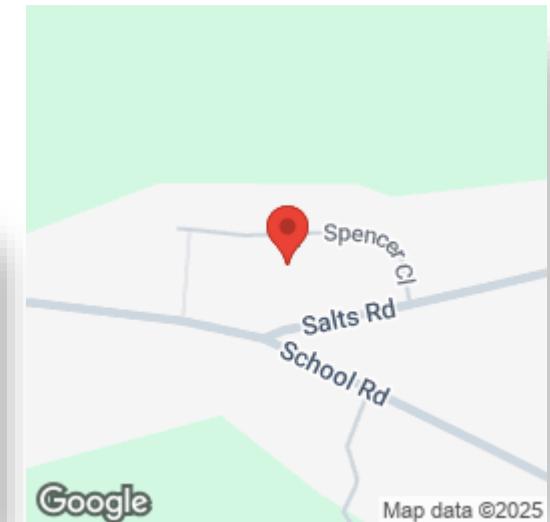
£260,000



view this property online williamhbrown.co.uk/Property/WSB127508

Directions to this property:

Head south-west on High St towards York Row, Turn right onto Bridge St, Sharp right onto Nene Quay/B198, At Freedom Bridge Roundabout, take the 2nd exit onto Lynn Rd/B198, Continue to follow Lynn Rd, Go through 1 roundabout, Turn left onto Walton Rd, Continue onto Wisbech Rd, Turn right onto School Rd, Slight left onto Salts Rd, Turn left onto Spencer Close.



Please note the marker reflects the postcode not the actual property



Property Ref:
WSB127508 - 0006

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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