



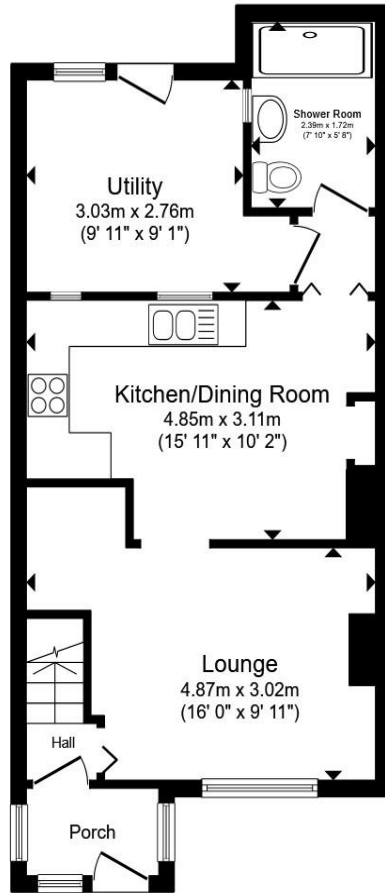
New Drove, Wisbech, PE13 2RZ

Welcome to

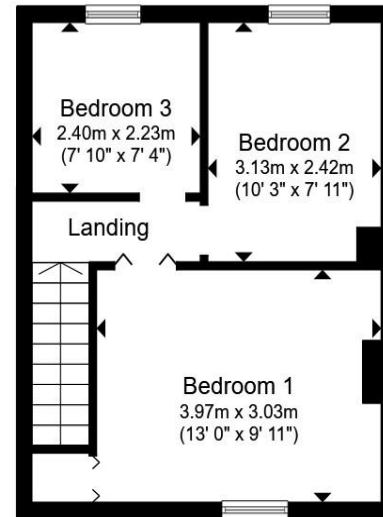
New Drove, Wisbech

Ideal first time or investment purchase... The ground floor comprises a welcoming entrance porch leading into the hallway then lounge, there is a well proportioned Kitchen diner ideal for family living, a separate utility space to the rear with access into the garden and the added benefit of a modern downstairs shower room. To the first floor there are three bedrooms. Externally the property boasts off road parking to the front and a generous rear garden. Conveniently located close to local amenities, schools and shops this property must be viewed to appreciate . 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

Porch

Lounge

Kitchen Diner

Rear Lobby

Shower Room

Utility

Bedroom One

Bedroom Two

Bedroom Three

Agents Note:

'There is a easement on the title, There is a shared path given access to the rear of the property'

Total floor area 78.2 m² (842 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

Welcome to New Drove, Wisbech

- Three Bedroom House
- Off Road Parking
- Close to Schools and Amenities
- Kitchen Diner
- Utility Room
- Generous Rear Garden

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

£125,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128117



Property Ref:
WSB128117 - 0007

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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