



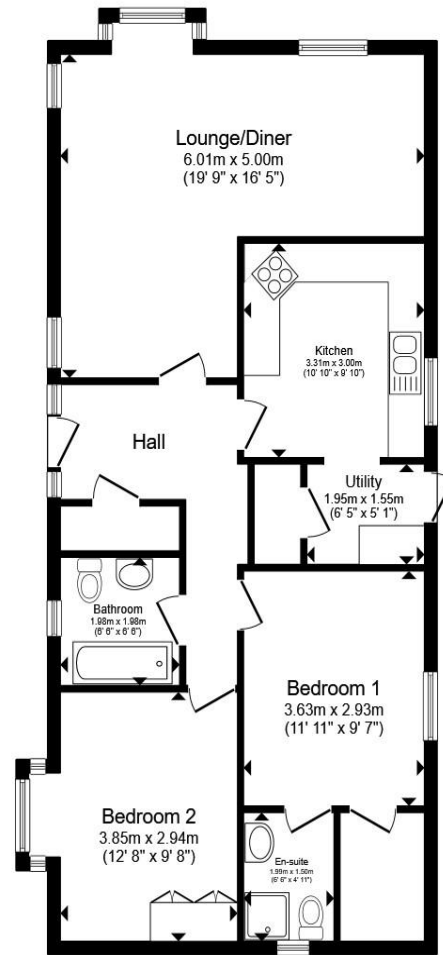
Osborne Park, Osborne Road, WISBECH PE13 3JY

Welcome to

Osborne Park, Osborne Road, WISBECH

Situated on the popular Osborne Park development and available exclusively to the over 45's, this beautifully presented residential Park Home offers spacious, well-appointed accommodation in immaculate condition throughout. The property provides two double bedrooms, with the principal bedroom benefiting from a walk-in wardrobe and en-suite facilities, creating a comfortable and private retreat. The heart of the home is the generous 19' lounge/dining room, a bright and inviting space ideal for both relaxing and entertaining. The well-equipped kitchen is complemented by a useful utility room, adding valuable storage and practicality. Externally, the home enjoys a low-maintenance wrap-around garden, perfect for those seeking outside space without the upkeep of a larger plot. There is also the advantage of a single garage and off-road parking, a rare and highly desirable feature for homes of this type. Combining generous room sizes, excellent presentation and a sought-after park setting, this is a superb opportunity for those looking to downsize in comfort and style.





Total floor area 84.1 m² (905 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 Hall

Lounge/Dining Room

Kitchen

Utility Room

Master Bedroom

En-Suite

Bedroom Two

Main Bathroom

Garage

Agents Note:

There are a number of obligations on both Sellers and Buyers when completing the process for purchasing a Park Home and we recommend taking advice from a Solicitor or other Professional - independent from the Seller or Site Owner - when buying a home.

Sites often have requirements specific to the purchase of a property and to 'the Site' in general, which could include paying the Site Owner's commission. Intending Purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Agents Note:

'There is a easement on the title, please enquire with the branch' - Shared Access Road.

'There is a restriction on the title, that applies to the purchase transaction. Please enquire with the branch' - Can not Run a Business from Park Home.

Welcome to

Osborne Park Osborne Road, WISBECH

- Residential Park Home
- Exclusively for the over 45's
- Two double bedrooms with en-suite to master
- 19' lounge and useful utility room
- Single garage and driveway

Tenure: EPC Rating: Exempt
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£110,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128523



Property Ref:
WSB128523 - 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.



william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk