



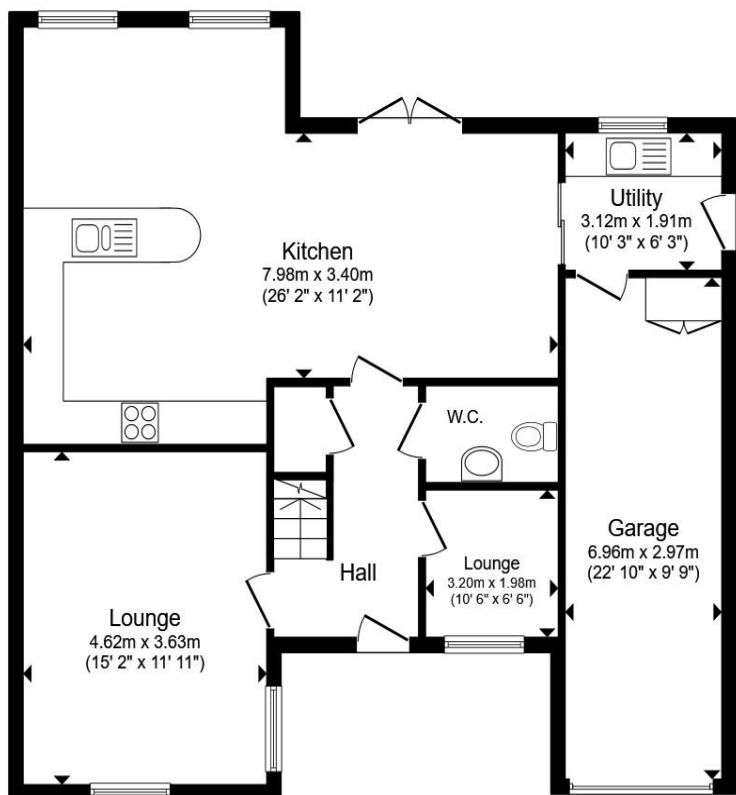
Rockcliffe Gardens, Wisbech PE13 2TD

Welcome to

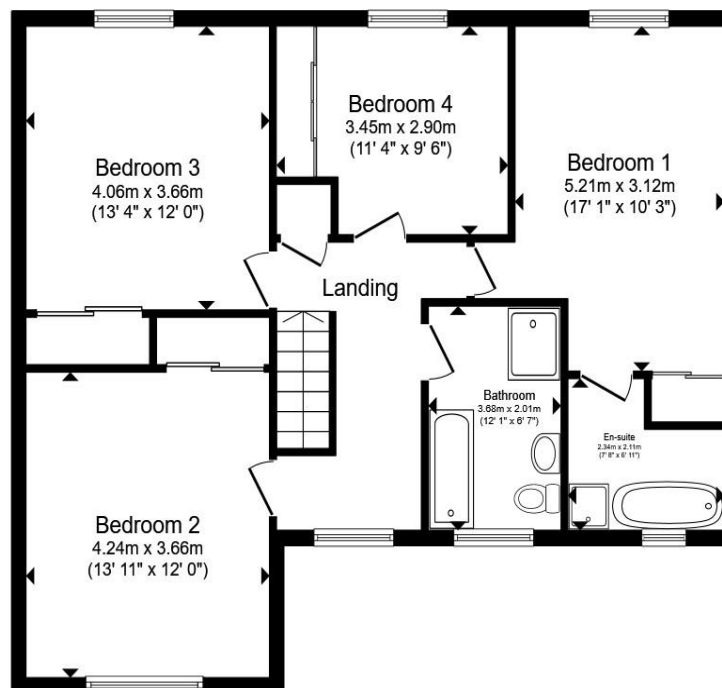
Rockcliffe Gardens, Wisbech

The property boasts a spacious sitting room, cloakroom, utility room and an outstanding open-plan kitchen, dining and living area with underfloor heating, high-specification integrated appliances and a breakfast bar, creating the perfect space for modern family living and entertaining. To the first floor are four generous double bedrooms, including a superb principal bedroom with en-suite bathroom and shower. A contemporary family bathroom serves the remaining bedrooms. Externally, the property benefits from ample off-road parking to the front and an enclosed rear garden. Further advantages include solar panels, helping to improve the home's energy efficiency. Offering spacious accommodation, quality finishes and a sought-after gated location, this exceptional family home is not to be missed. Early viewing is highly recommended. 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

Total floor area 170.9 m² (1,839 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

Kitchen

Utility

2nd Reception Room

Downstairs Wc

First Floor Landing

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom

Garage

Agents Note:

'The sellers advise that they pay £300 per annum as a contribution towards upkeep.'

'There is a easement on the title, please enquire with the branch' - Property within a gated environment.

'There is a restriction on the title, that applies to the purchase transaction. Please enquire with the branch' - Not allowed to keep boats, caravans, mobile homes on site.

Welcome to

Rockcliffe Gardens, Wisbech

- NO ONWARD CHAIN
- GATED COMMUNITY
- RARE OPPORTUNITY
- HIGH STANDARD OF FINISH
- FOUR BEDROOMS
- DETACHED
- GARAGE
- OPEN PLAN LIVING

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

offers in excess of

£450,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128508



Property Ref:
WSB128508 - 0002

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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