





Fenmen Place, Wisbech PE13 3FA

william h brown

Welcome to

Fenmen Place, Wisbech

This modern end-terraced home, built less than 10 years ago, offers well-presented accommodation ideal for first-time buyers, families, or investors alike. Situated within a popular cul-de-sac location, the property benefits from an allocated parking space and is offered to the market with no onward chain, making it an attractive and straightforward purchase. The accommodation comprises an entrance hall, a convenient downstairs cloakroom, and a spacious 15' lounge providing an excellent living and entertaining space. The contemporary kitchen is well-equipped and designed for modern living. To the first floor are three bedrooms, including a generous principal bedroom with its own en-suite shower room, together with a family bathroom serving the remaining bedrooms. Further benefits include PVCu double glazing throughout and an energy-efficient air source heat pump heating system, helping to keep running costs low. Externally, the property enjoys its position within a sought-after residential development and includes an allocated parking space. Early viewing is highly recommended to appreciate the accommodation and convenient location on offer. 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.



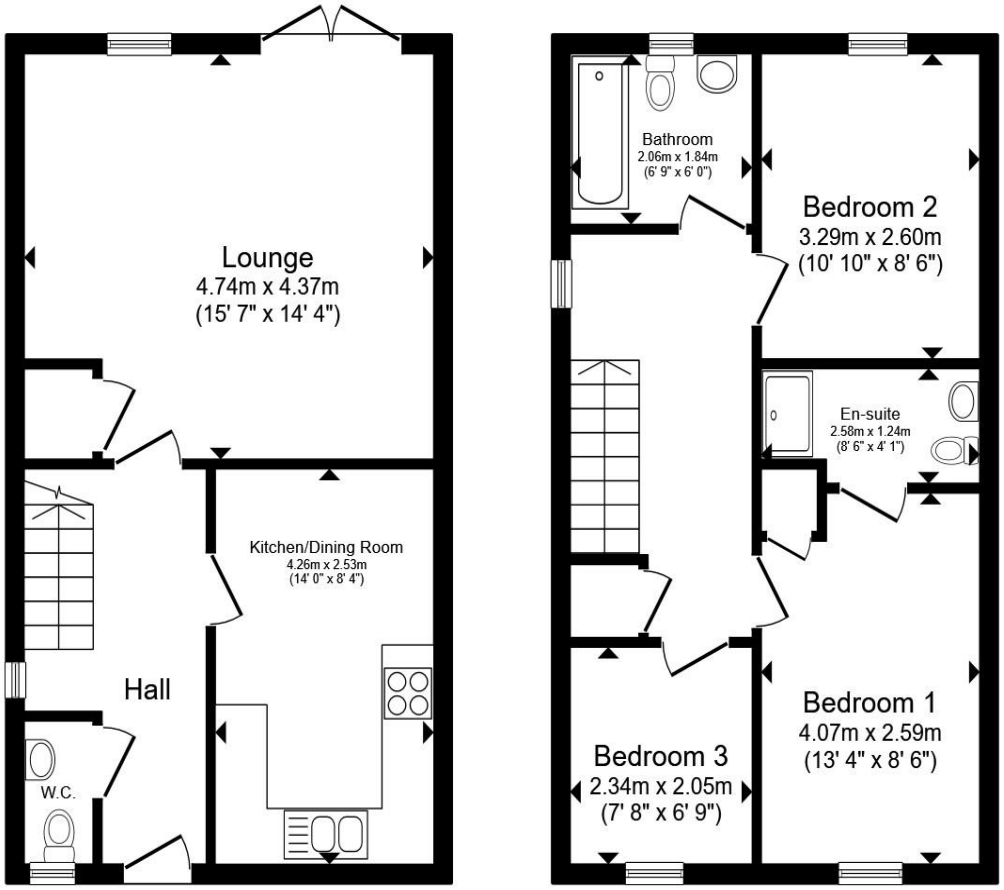












Total floor area 82.7 m² (891 sq.ft.) approx

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

Downstairs Cloakroom

Kitchen

Lounge

First Floor Landing

Master Bedroom

En-Suite Shower Room

Bedroom Two

Bedroom Three

Family Bathroom

Agents Note:

'There is a restriction on the title, that applies to the purchase transaction. Please enquire with the branch' - No keeping of caravans, boats or mobile homes at address.

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

Welcome to

Fenmen Place, Wisbech

- Modern end terraced house
- Three bedrooms with en-suite to master
- Air source pump heating system
- Cul de sac location
- No onward chain

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

Directions to this property:

From Wisbech Freedom Bridge roundabout take the Lynn Road signposted Walsoken & Port Area. Proceed to the mini roundabout and turn right into Lerowe Road. Follow along and turn right into Fenman place where the property is on the left hand side.

£175,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB129310

The Property Ombudsman

Property Ref:
WSB129310 - 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.

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