



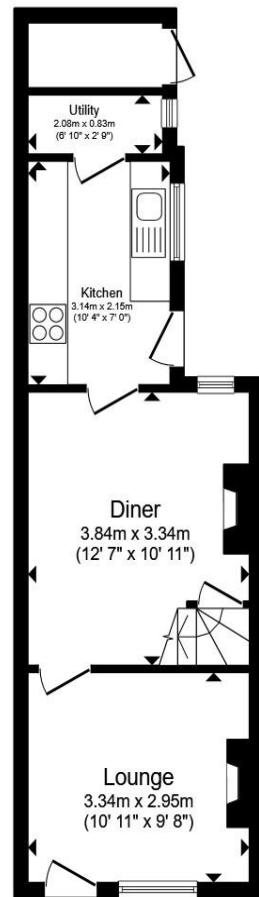
Roscoe Terrace, WISBECH PE13 2QE

Welcome to

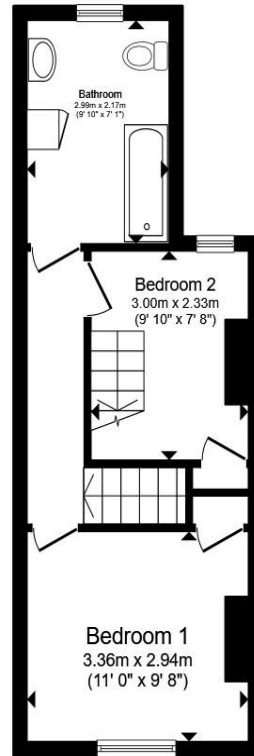
Roscoe Terrace, WISBECH

The accommodation is well presented throughout and comprises a spacious dining room featuring an attractive fireplace, a comfortable lounge with a further feature fireplace, and a bright and airy kitchen enjoying plenty of natural light. To the first floor are two generous double bedrooms, with the second bedroom benefiting from stair access to a versatile loft room, ideal for use as a home office, hobby room, or additional storage space. Externally, the property offers off-road parking via a gravelled driveway to the front. To the rear is a private and enclosed low-maintenance garden, perfect for relaxing or entertaining, together with a useful brick-built shed. Situated along a private, unadopted road serving only a handful of properties, this home enjoys a peaceful setting while remaining within easy walking distance of the town centre and everyday amenities. 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.

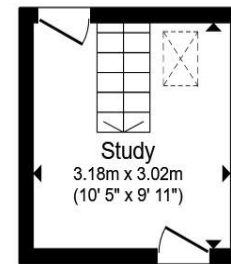




Ground Floor



First Floor



Second Floor

Lounge

Dining Room

Kitchen

Utility

First Floor Landing

Bedroom One

Bedroom Two

Bathroom

Second Floor Study

Agents Note:

'There is a easement on the title, please enquire with the branch' - Shared Drive / Bin Access

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

Total floor area 73.4 m² (790 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

Roscoe Terrace, WISBECH

- TWO BEDROOMS
- NO ONWARD CHAIN
- LOFT CONVERSION
- TWO RECEPTION ROOMS
- GREAT LOCATION

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

£135,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128749



Property Ref:
WSB128749 - 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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