





Sayers Crescent, Wisbech St. Mary Wisbech PE13 4AS

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Welcome to

Sayers Crescent, Wisbech St. Mary Wisbech

Offered to the market with no onward chain, this three bedroom detached home is located within a modern development in the popular village of Wisbech St Mary, making it an ideal choice for families or couples alike. The ground floor comprises a welcoming entrance hall, ground floor cloakroom, a spacious lounge with access to the rear garden, and a compact yet practical kitchen providing everything needed for day-to-day living. Upstairs, the property offers three well-proportioned bedrooms. The main bedroom is a generous double, while the second double bedroom benefits from its own en-suite shower room. The third bedroom is a good-sized single, suitable for a child's room, study or home office. A family bathroom with bath and shower over completes the first floor. Externally, the home features a drive-through garage, providing secure parking and additional storage. There is off-road parking both in front of and behind the garage, with the driveway itself being shared with the neighbouring property. The rear garden is fully enclosed, mainly laid to lawn, with a concrete area that can be used either as additional parking or a patio space. 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.



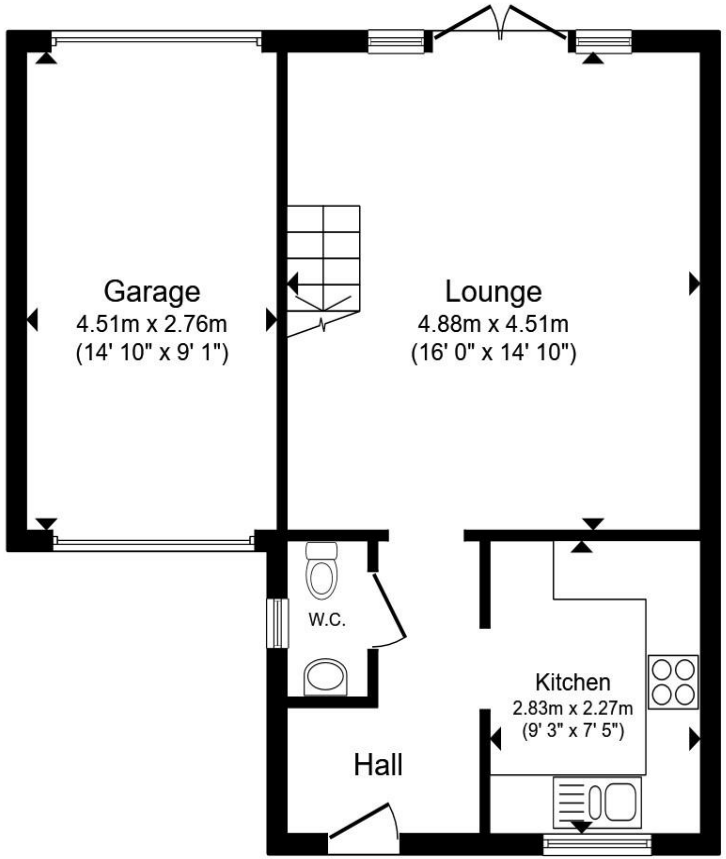




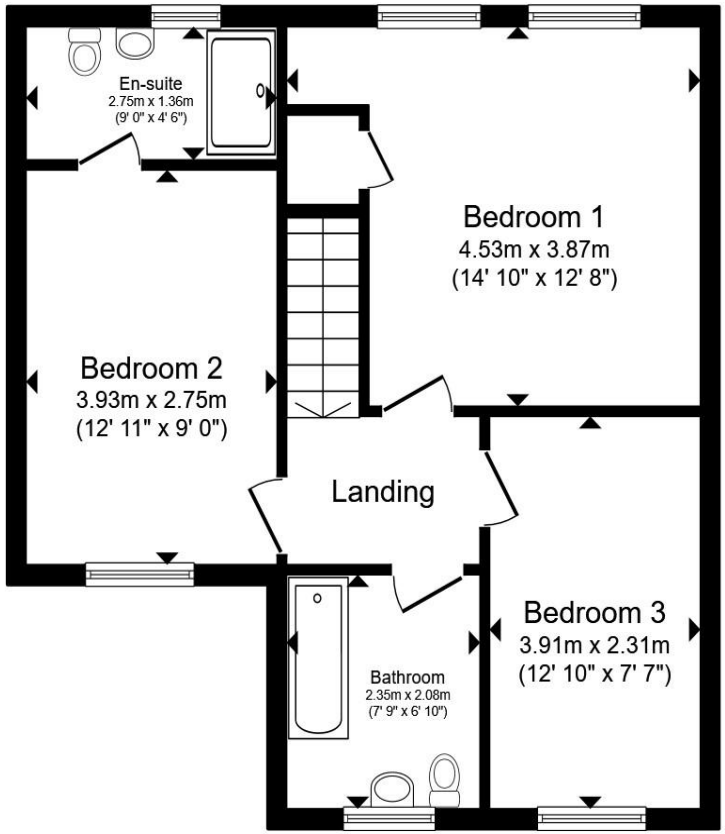








Ground Floor



First Floor

Total floor area 101.8 m² (1,095 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

Kitchen

W/C

Lounge

Bedroom One

En Suite

Bedroom Two

Bedroom Three

Bathroom

Agents Note:

'The sellers advise that they pay an estate management charge - Please contact the branch for more information '

'Waste from the property is served by Water Treatment Plant. Contact the branch for more details'

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

Welcome to

Sayers Crescent, Wisbech St. Mary Wisbech

- No onward chain
- Three bedroom detached house
- Popular village location
- En-suite plus
- Family bathroom
- Off-road parking to front and rear
- Enclosed rear garden
- Ideal family home

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

£190,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128144

The Property Ombudsman

Property Ref:
WSB128144 - 0008

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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