

Offers in Excess of

£200,000

12 Southfields Close, Wisbech, PE13 3XG



To arrange a viewing call us now on 01354 701000

Nestled on a corner plot with ample outside space this lovely bungalow is offered with no chain. Features include lounge opening to garden, kitchen with integral oven and hob, two bedrooms with fitted wardrobes and refitted shower room. Outside there is ample parking, potential for more, garage and enclosed rear garden. Call to view today! EPC C



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Porch
Door to:



Hall
Two storage cupboards, radiator, access to loft which is part boarded, ladder and lighting.

Kitchen
3.77m (12'4") max x 2.76m (9'1")
Fitted with wall and base units with integral oven, hob and hood, gas fired boiler, space for washing machine, sink unit with mixer tap, window to front, radiator, door to side.



Lounge
5.50m (18'1") x 3.27m (10'9")
Two radiators, patio doors to garden.

Bedroom 1
3.92m (12'10") x 3.10m (10'2") max
Window to side, fitted wardrobes to one wall, radiator.



Bedroom 2
2.82m (9'3") x 2.76m (9'1")
Window to front and side, fitted double wardrobe, radiator.

Show er Room
Fully tiled and fitted with a three piece suite comprising oversized shower cubicle, wash hand basin and WC, window to front, radiator.



Outside
To the front of the property there is a driveway leading to the garage which is fitted with light and power and has up and over door. There is gravel parking area in front of the bungalow with water and potential for further parking to either side of the property which I currently laid to lawn. The fully enclosed rear garden is laid to patio and lawn with shrub borders and shed fitted with power.

Freehold
Council tax band B

Under the Estate Agency Act 1979, we must inform you that the vendor of the property is related to an employee of Ellis Winters.

Buyer ID Checks
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £49 plus VAT per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

Disclaimer
All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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