



Wares Cottages, Magazine Lane, Wisbech PE13 1LQ

Welcome to

Wares Cottages Magazine Lane, Wisbech

The ground floor features a spacious and recently fitted kitchen/diner, ideal for modern family living, alongside a generous and well-presented lounge to the front. To the rear, a bright and welcoming sun room provides additional living space, perfect for entertaining guests or relaxing whilst overlooking the garden. The first floor offers a well-proportioned double bedroom and a contemporary family bathroom. Occupying the entire second floor is an impressive principal bedroom, flooded with natural light and offering a superb sense of space. Externally, the property benefits from a low-maintenance rear garden with ample storage facilities, together with the added advantage of driveway parking. An internal viewing is highly recommended to fully appreciate the quality, space and finish this exceptional home has to offer. The property benefits from Wall Mounted All-in-One Smart Air Conditioners with Heat Pump (energy rated A/A+) within the living room and first floor bedroom as well as Electric Smart Wi-Fi Panel Heaters throughout. 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.



FLOOR PLAN COMING SOON

Ground Floor

Kitchen / Diner

Lounge

Sun Room

First Floor

Bedroom one

Family Bathroom

Second Floor

Bedroom Two

Agents Note:

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

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Wares Cottages Magazine Lane, Wisbech

- RECENTLY RENOVATED
- ELECTRIC HEATERS / AIR CON
- SUNROOM
- TWO BEDROOMS
- DRIVEWAY PARKING

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£175,000



view this property online williamhbrown.co.uk/Property/WSB126483



Property Ref:
WSB126483 - 0004

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk