



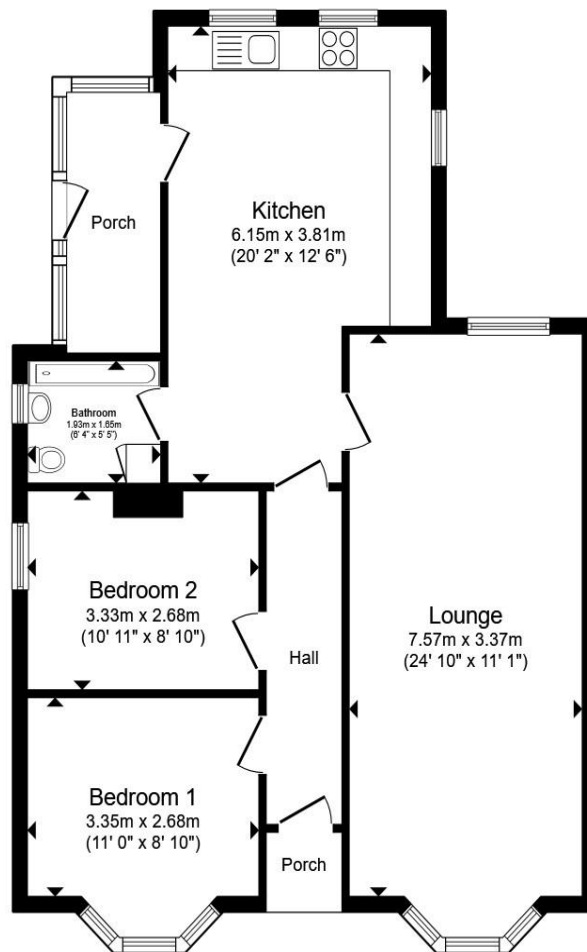
Sparrowgate Road, Wisbech PE14 7AY

Welcome to

Sparrowgate Road, Wisbech

Situated on the sought-after Sparrowgate Road, Wisbech, this well-proportioned two-bedroom bungalow occupies a substantial plot, offering excellent potential for further development or extension (subject to the necessary planning permissions). Upon entering the property, you are welcomed into an exceptionally large lounge, beautifully illuminated by a striking bay window that floods the room with natural light, creating a bright & inviting living space. The generous accommodation continues with two well-sized bedrooms, with the principal bedroom also benefiting from a large bay window, enhancing both the sense of space & character. The second bedroom is equally spacious and versatile, making it ideal for family living, guests, or a home office. The property further comprises a sizeable kitchen with ample space for day-to-day living & entertaining, alongside a well-appointed three-piece family bathroom. Externally, the bungalow truly excels. The substantial plot presents a fantastic opportunity for those looking to extend, redevelop, or simply enjoy the generous outdoor space on offer. In addition, the property benefits from a garage & ample outdoor space, adding practicality and convenience. 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. Viewing is highly recommended to fully appreciate the space, potential, and excellent location.





Total floor area 81.3 m² (875 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



Porch

Entrance Hallway

Lounge

Kitchen

Rear Porch

Bedroom One

Bedroom Two

Bathroom

Agents Note:

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

Agents Note:

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

welcome to

Sparrowgate Road, Wisbech

- NO CHAIN
- POTENTIAL FOR DEVELOPMENT
- LARGE PLOT
- TWO BEDROOMS
- OUT BUILDING
- GARAGE

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£250,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB129183



Property Ref:
WSB129183 - 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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