





Harrys Way, Wisbech PE13 2TX

william h brown

Welcome to

Harrys Way, Wisbech

Situated in a quiet cul de sac, this modern two-bedroom terraced house offers an excellent opportunity for buyers looking to add their own style and value. The property benefits from a bright conservatory, extending the living space and providing an ideal spot for dining, relaxing or overlooking the garden. Inside, the layout is practical and well planned, with scope for some cosmetic updating to create a contemporary home to personal taste. Upstairs are two comfortable bedrooms and a bathroom, making the property ideal for first-time buyers, downsizers or investors. Outside, the home enjoys allocated parking, along with a low-maintenance garden that's perfect for those seeking ease of upkeep. Offered with no onward chain, this is a straightforward, appealing purchase in a popular residential setting. 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.



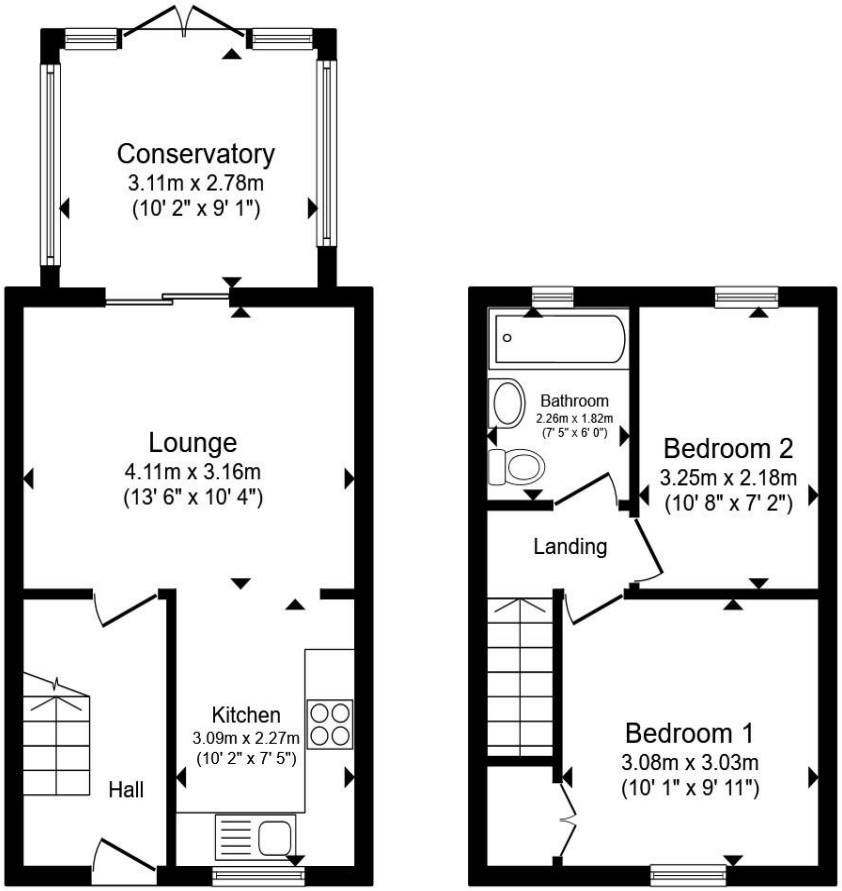












Total floor area 58.7 m² (632 sq.ft.) approx

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
10' 2" x 7' 5" (3.10m x 2.26m)

Lounge
10' 4" x 13' 6" (3.15m x 4.11m)

Conservatory
9' 1" x 10' 2" (2.77m x 3.10m)

First Floor Landing

Bedroom One
9' 11" x 10' 1" (3.02m x 3.07m)

Bedroom Two
10' 8" x 7' 2" (3.25m x 2.18m)

Bathroom

Agents Note:
'There is a easement on the title, please enquire with the branch'- shared access road.

Unadopted Road Disclaimer:
Please note that the property is situated on an unadopted road. Buyers are advised to make their own enquiries through their legal representative regarding any rights of access, maintenance obligations, associated costs and any agreements affecting the road.

Welcome to

Harrys Way, Wisbech

- Modern terraced house
- Two bedrooms
- Conservatory
- Cul de sac location
- No onward chain

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

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. At the third set of traffic lights turn right into Weasenham Lane and proceed along taking the third turning left into New Drove. Follow the road along and turn left into Harry's Way. Proceed round to the right where the property will be found on the left hand side

£100,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127728

The Property Ombudsman

Property Ref:
WSB127728 - 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.

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