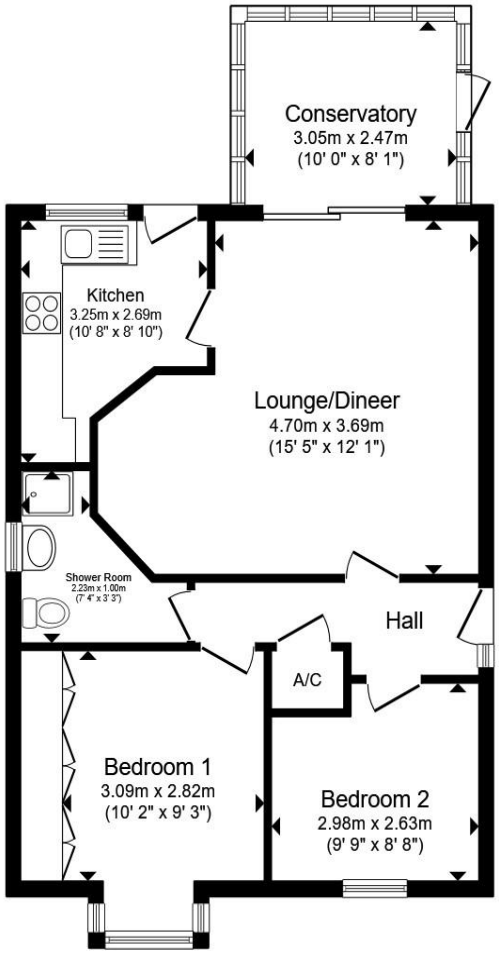
Petts Close, Wisbech PE13 3QE

william h brown

Welcome to

Petts Close, Wisbech

Situated in a sought-after residential cul-de-sac, this well-presented two-bedroom detached bungalow is offered with no onward chain, making it ideal for buyers seeking a straightforward move. The property benefits from a private driveway providing ample off-road parking and access to a detached garage. Inside, the accommodation is spacious and versatile, featuring two generous bedrooms and an impressive open-plan lounge/dining room, creating a bright and welcoming space for everyday living and entertaining. The well-appointed kitchen offers ample storage and worktop space, while a substantial conservatory provides additional reception accommodation with pleasant views over the rear garden. Externally, the bungalow enjoys a low-maintenance rear garden, ideal for those looking for attractive outdoor space without the upkeep. Combining generous living accommodation, ample parking, a detached garage and a desirable location, this property represents an excellent opportunity for a wide range of buyers. 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.



Entrance Hall

Lounge / Diner

Kitchen

Conservatory

Bedroom One

Bedroom Two

Shower Room

Agents Note:

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

Total floor area 67.5 m² (726 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

william h brown

Welcome to

Petts Close, Wisbech

- NO ONWARD CHAIN
- DETACHED BUNGALOW
- DRIVEWAY
- GARAGE
- CUL-DE-SAC

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

£200,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB129186

The Property Ombudsman

Property Ref:
WSB129186 - 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

01945 464451

Wisbech@williamhbrown.co.uk

20 High Street, WISBECH, Cambridgeshire, PE13 1DE

williamhbrown.co.uk

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.