



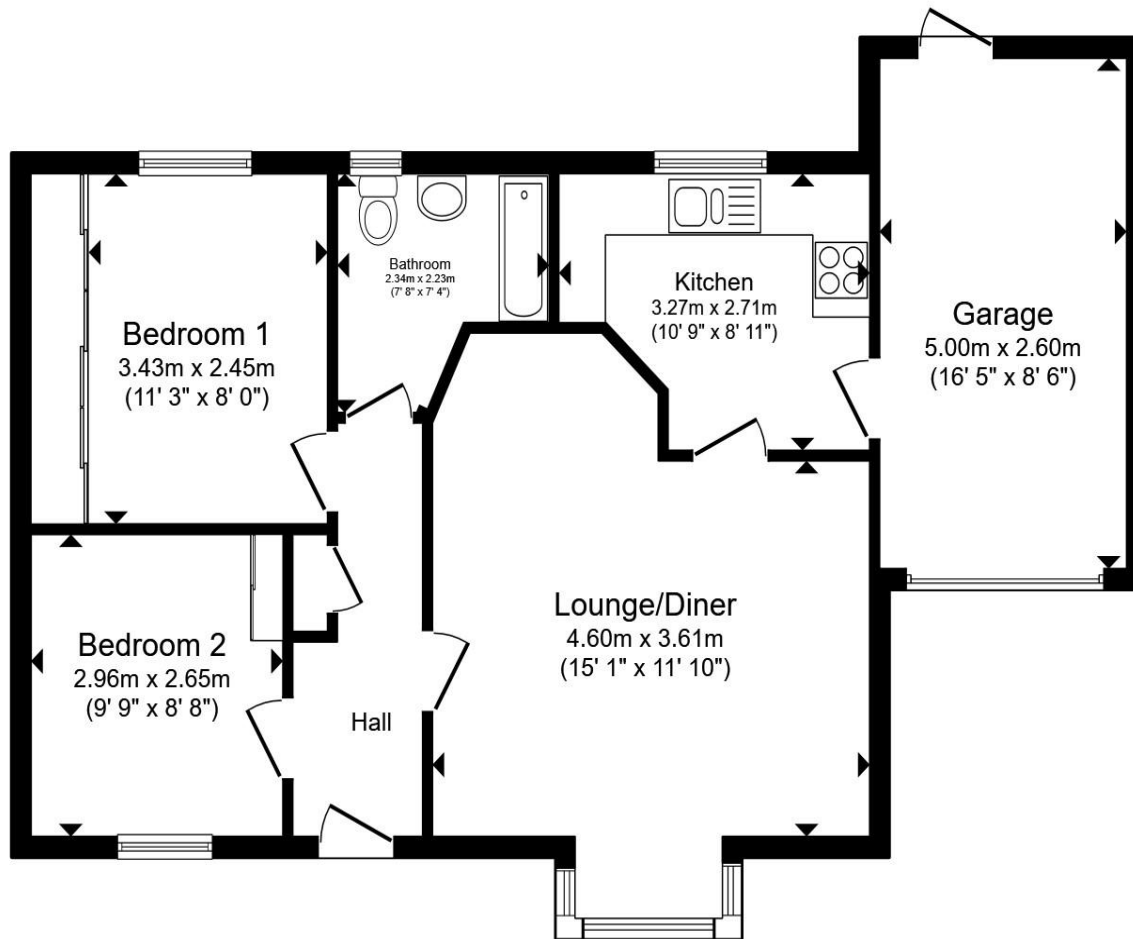
Petts Close, Wisbech, PE13 3QE

Welcome to

Petts Close, Wisbech

Nestled within a sought-after cul-de-sac in the popular village of Walsoken, this well-presented two-bedroom linked-detached bungalow occupies a generous corner plot and offers comfortable, easy-to-maintain living throughout. The property is approached via a substantial gravelled driveway providing off-road parking for up to four or five vehicles, together with a single garage featuring an electric door. Entering the property, a welcoming entrance hallway provides access to the accommodation. To the left-hand side are the two bedrooms, comprising a spacious double bedroom with built-in wardrobes and a well-proportioned single bedroom. At the end of the hallway is the family bathroom, fitted with a three-piece suite including a bath with shower over. Positioned to the right of the hallway is the bright and spacious open-plan living/dining room, creating an excellent space for both relaxing and entertaining, while to the rear is a modern kitchen. Outside, the property benefits from an enclosed rear garden designed for ease of maintenance, providing a private and peaceful space to enjoy throughout the year. 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





Hallway

Lounge/Diner

Kitchen

Bedroom One

Bedroom Two

Bathroom

Garage

Total floor area 71.9 m² (773 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

Welcome to

Petts Close, Wisbech

- 2 Bedroom Link Detached Bungalow
- Single Garage with Electric Door
- Ample Off Street Parking for 4/5 Cars
- Generous Corner Plot
- Enclosed Rear Garden
- Gas C/ Heating and Double Glazing
- Modern Kitchen
- Sought After Village Location

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

£200,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128489



Property Ref:
WSB128489 - 0003

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