





Springfield Road, Walpole St. Andrew Wisbech PE14 7LF

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Welcome to

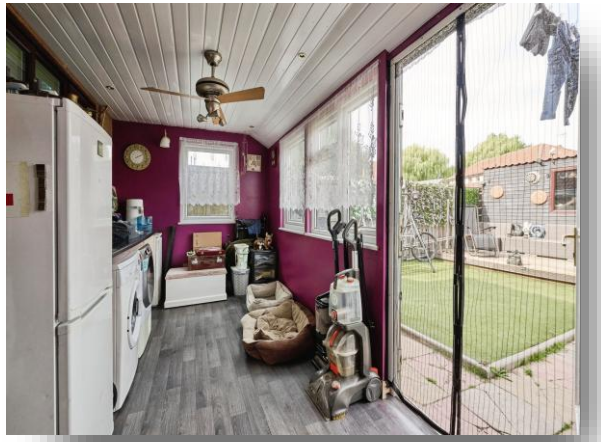
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An entrance porch leads into a welcoming hallway, providing access to the bright and spacious lounge, positioned to the front of the property and offering an ideal space to relax or entertain. To the rear, the kitchen/dining room serves as the heart of the home, providing ample space for everyday living and family meals. A useful utility room adds further practicality, offering additional storage and workspace. The first floor comprises three well-proportioned bedrooms, all offering flexible accommodation to suit a range of needs, alongside a family shower room serving the household. Outside, the property enjoys its setting within this attractive and well-connected village, renowned for its rural charm and community feel, whilst remaining within easy reach of nearby amenities and market towns. Combining spacious accommodation with a desirable village location, this charming home presents an excellent opportunity for a wide range of buyers looking to enjoy a relaxed lifestyle in a sought-after Norfolk 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.



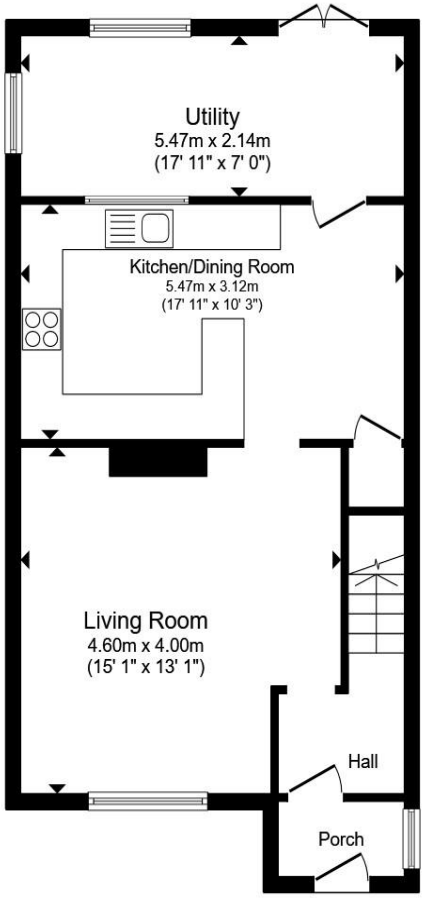




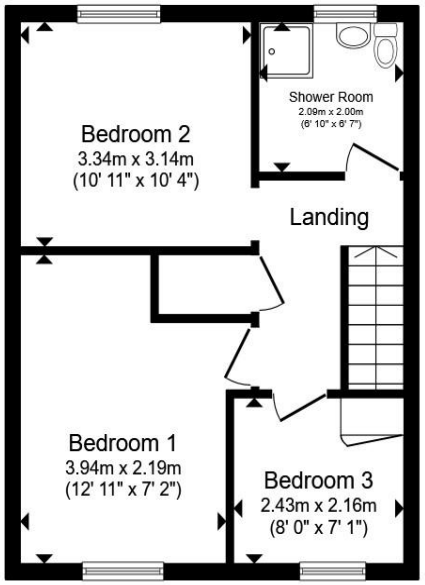








Ground Floor



First Floor

Porch

Hallway

Living Room

Kitchen / Dining Room

Utility

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Shower Room

Total floor area 94.4 m² (1,016 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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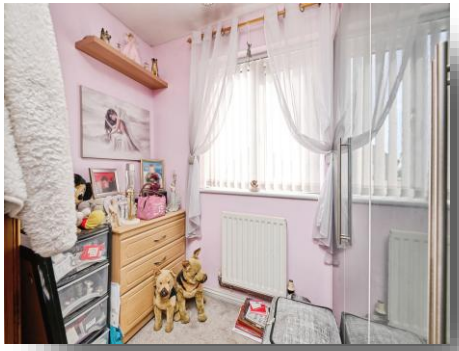
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- THREE BEDROOMS
- MID TERRACE
- DRIVEWAY PARKING
- GREAT LOCATION
- WELL PRESENTED

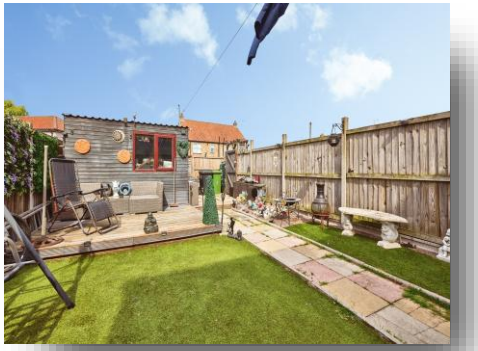
Tenure: Freehold EPC Rating: C
Council Tax Band: B

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/WSB128916

The Property Ombudsman

Property Ref:
WSB128916 - 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

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.