



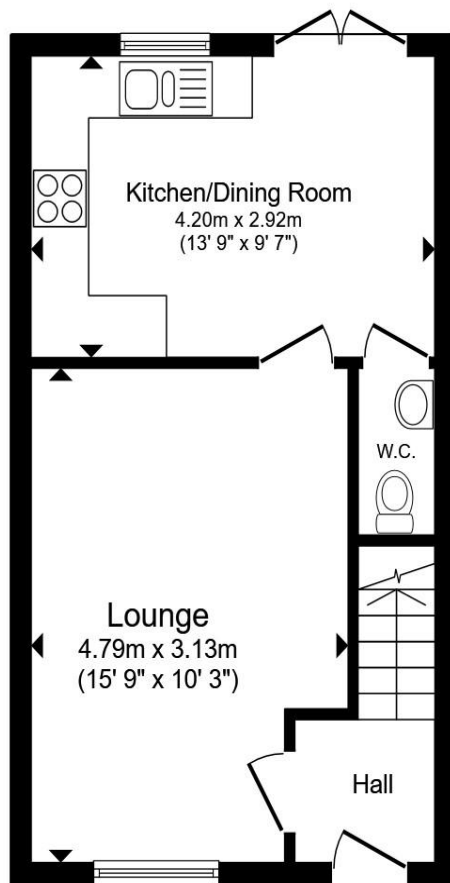
Copperfields, WISBECH, PE13 2HJ

Welcome to

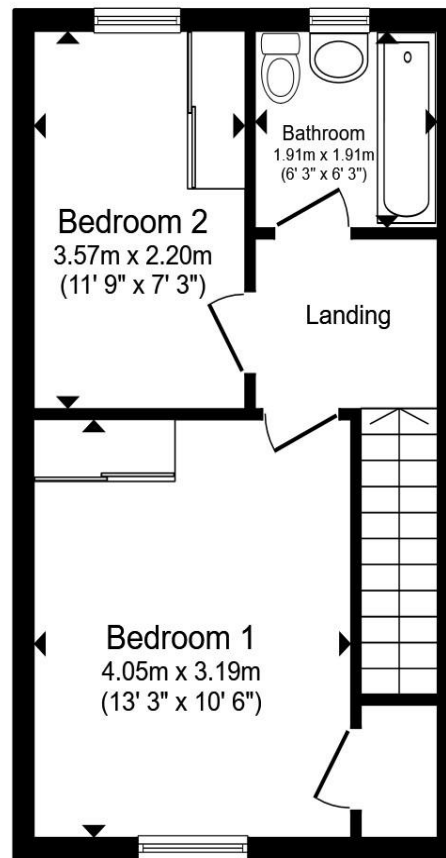
Copperfields, WISBECH

The property welcomes you with a generously sized lounge, providing a comfortable and inviting space for relaxation and entertaining. To the rear, the well-appointed kitchen/diner offers a range of fitted units, ample worktop space, and room for dining, creating the perfect setting for both everyday living and social gatherings. Upstairs, the home boasts two large double bedrooms, both offering excellent proportions and plenty of natural light. The accommodation is completed by a modern and well-presented three-piece bathroom suite. Externally, the property enjoys a lovely enclosed rear garden, ideal for outdoor dining, entertaining, or simply unwinding during the warmer months. A further benefit is the allocated parking located to the rear of the property, providing convenient off-road parking. Copperfields is a popular residential location within Wisbech, offering easy access to local amenities, schools, supermarkets, and transport links, while the town centre remains just a short distance away. This attractive home combines space, comfort, and convenience, and early viewing is highly recommended to fully appreciate everything it has to offer. 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

Entrance Hall

Lounge

Kitchen/Dining Room

Downstairs Wc

First Floor Landing

Bedroom One

Bedroom Two

Bathroom

Total floor area 65.6 m² (706 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

Copperfields, WISBECH

- TWO BEDROOMS
- THREE PIECE BATHROOM
- SEMI DETACHED
- IDEAL FOR FIRST TIME BUYERS
- ALLOCATED PARKING

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

offers over

£180,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB129061



Property Ref:
WSB129061 - 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 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.



william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk