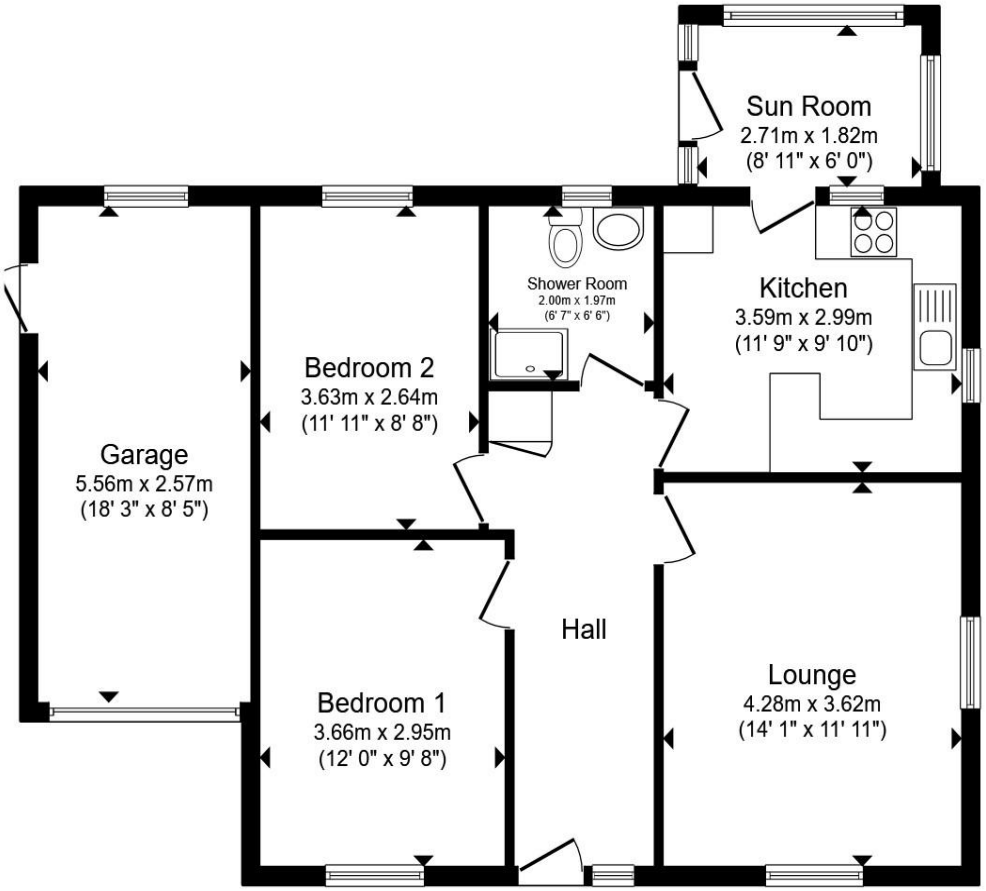
Woodlands Court, WISBECH PE13 3SD

william h brown

Welcome to

Woodlands Court, WISBECH

Situated in the popular residential area of Wisbech, this two bedroom detached bungalow offers comfortable single-storey living with a practical layout and pleasant outdoor space. The accommodation comprises a welcoming lounge, kitchen, two bedrooms and a shower room. A bright sun room to the rear of the property provides additional living space and overlooks the garden, making it an ideal place to relax. Externally, the property benefits from off-road parking to the front along with a single garage. The rear garden is enclosed, offering a private and manageable outdoor area. This bungalow represents a great opportunity for buyers looking for single-storey living in a convenient location. Early viewing is recommended.



Floor Plan

Total floor area 82.6 m² (889 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

Entrance Hall

Lounge

Kitchen

Sun Room

Bedroom One

Bedroom Two

Bathroom

Garage

Agents Note:

'There is a easement on the title, please enquire with the branch' - Neighbour Pathway

Welcome to

Woodlands Court, WISBECH

- Two bedroom detached bungalow
- Spacious lounge
- Sun room overlooking the garden
- Enclosed rear garden
- Single Garage
- Popular residential location

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

£230,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128201

The Property Ombudsman

Property Ref:
WSB128201 - 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

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.