





Churchill Road, Gorefield Wisbech PE13 4NA

william h brown

Welcome to

Churchill Road, Gorefield Wisbech

Situated in the sought-after village of Gorefield, this versatile 2/3 bedroom semi-detached home offers a fantastic blend of modern living and additional outdoor space, making it perfect for families or buyers in need of extra flexibility. The ground floor features a comfortable lounge, a modern kitchen, a utility room, and a handy play room that could serve multiple purposes. Upstairs you'll find two well-sized bedrooms plus a third room/bedroom and a family bathroom. Outside, the property benefits from a fenced garden that's ideal for children or pets. Beyond the garden, a gated entrance opens to additional land which includes a workshop with power and water, and an outbuilding currently used as a bedroom with electricity. To the front, a generous driveway provides parking for multiple vehicles. 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



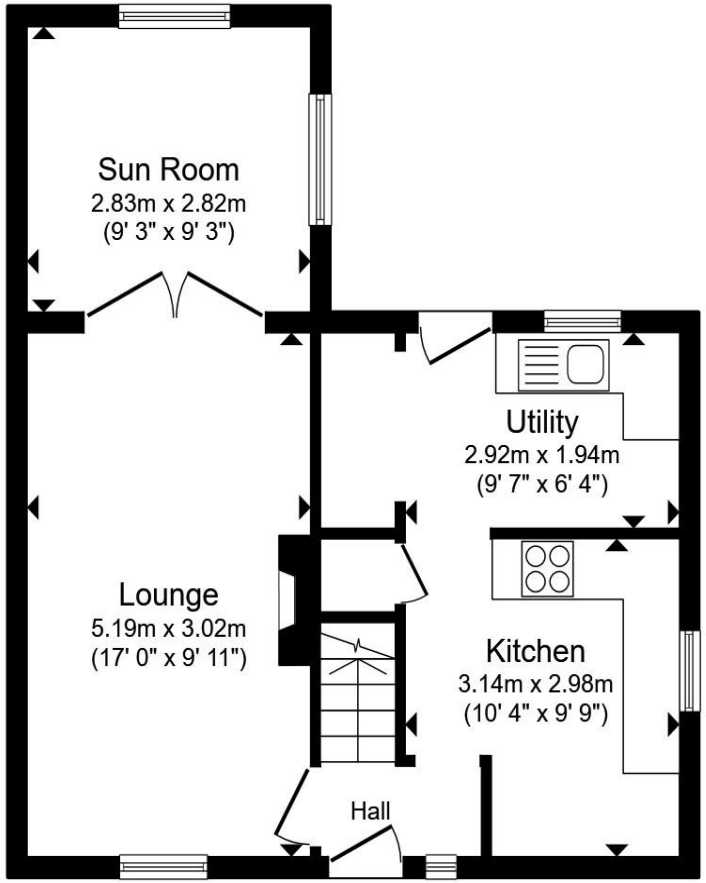




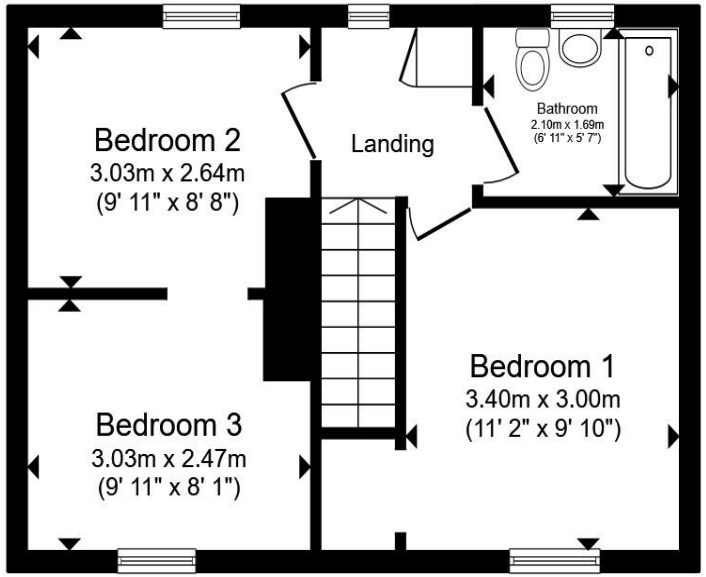








Ground Floor



First Floor

Total floor area 81.2 m² (874 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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Entrance Hall

Lounge

Kitchen

Utility Room

Lean To Garden Room

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three/Dressing Room

Bathroom

Agents Note:

'Waste from the property is served by Treatment Plant. Contact the branch for more details'

'Heating to the property is served by Gas Central Heating & Solar Heating (Owned Outright). Please contact the branch for more details'

Welcome to

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- Established semi-detached house
- Two/three bedrooms
- Refitted kitchen and utility room
- Large corner plot
- Cul de sac location

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

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Long Sutton. Continue along into Leverington Road and at the next set of traffic lights continue straight on signposted Leverington & Parson Drove. At the Rising Sun Public House turn right into Church Road and follow the road round to the left, past the church, into Gorefield Road. Upon entering Gorefield continue along High Road and turn right into Churchill Road

£200,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128576

The Property Ombudsman

Property Ref:
WSB128576 - 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.

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