





South Brink,WISBECH PE14 0RQ

william h brown

Welcome to

South Brink, WISBECH

This attractive three-bedroom semi-detached property presents an excellent opportunity for a range of buyers, benefiting from generous living space and a convenient location. Upon entering the property, you are welcomed into a bright and airy front lounge, generously sized and flooded with natural light, creating an inviting space for relaxation. The property further benefits from a separate dining room, ideal for entertaining or family meals, along with a well-appointed kitchen providing ample space for day-to-day living. To the first floor, the property offers two large double bedrooms alongside a third bedroom, which would be perfect as a single room, nursery, or home office. The accommodation is completed by a modern three-piece family bathroom. Externally, the property continues to impress with a sizeable garage, offering excellent storage or workshop space, and a convenient driveway providing off-road parking. 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



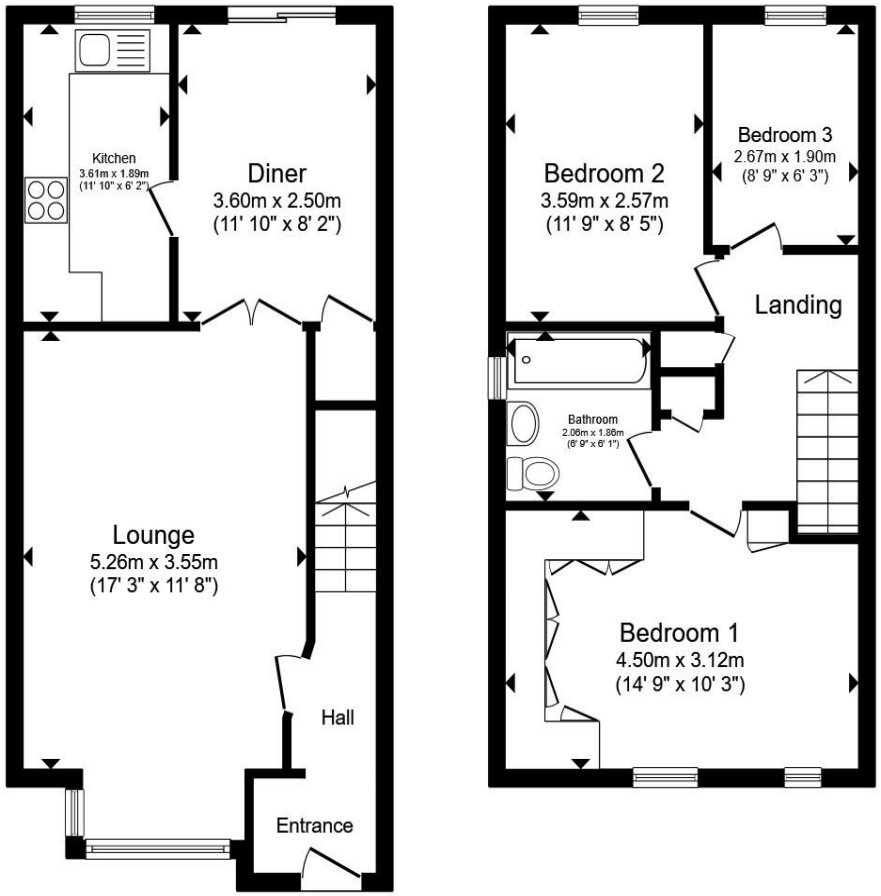












Ground Floor **First Floor**

Entrance

Hallway

Lounge

Diner

Kitchen

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Total floor area 83.8 m² (902 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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Welcome to

South Brink, WISBECH

- THREE BEDROOM
- SEMI DETACHED
- NO ONWARD CHAIN
- DRIVEWAY
- GARAGE

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

£180,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128796

The Property Ombudsman

Property Ref:
WSB128796 - 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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