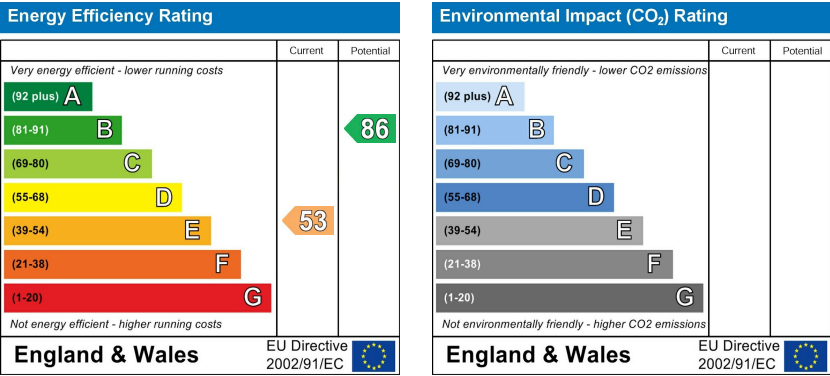


DIRECTIONS

SATNAV: PE13 5HR



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

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This disclaimer must go on to all probate properties – new and existing:



346 High Road Newton-In-The-Isle Wisbech PE13 5HR

THREE BEDROOM MID-TERRACE HOUSE

Wisbech

£100,000 Freehold

Telephone: 0800 6546 333
www.norfolkpropertyactions.co.uk

Email: sales@norfolkpropertyactions.co.uk



PORCH Vinyl flooring, two windows to side aspects, front garden leads to parking area.	6'2" x 4'3" (1.88m x 1.30m)
KITCHEN Range of wall base and drawer units. Integrated oven and hob double radiator tiled floor flooring.	13'7" x 11'1" (4.14m x 3.38m)
LOUNGE Carpet double radiator window to the rear and door to the rear that leads into the conservatory.	12'1" x 11'1" (3.68m x 3.38m)
BATHROOM Tall flooring window to rear double radiator bath with electric shower over WC and pedestal hand wash basin	7'5" x 5'5" (2.26m x 1.65m)
CONSERVATORY Tile flooring door to rear garden.	10'3" x 5'11" (3.12m x 1.80m)
BEDROOM ONE Carpet radiator window to rear aspect.	12'4" x 11'4" (3.76m x 3.45m)
BEDROOM TWO Carpets radiator window to rear aspect.	12'6" x 11'3" (3.81m x 3.43m)
BEDROOM THREE Carpet double radiator window to rear built in cupboard. Loft access.	11'4 x 9'10" (3.45m x 3.00m)

IMPORTANT INFORMATION
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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

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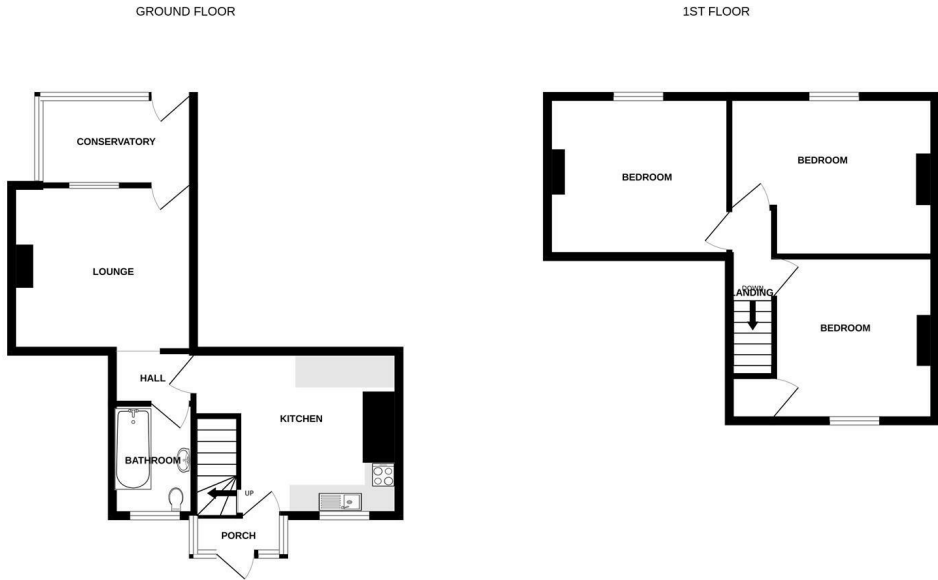
This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

**** Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £100,000 **** Located in the charming village of Newton-In-The-Isle, this delightful three-bedroom mid-terrace cottage offers a perfect blend of comfort and character.

Upon entering, you are welcomed into the front porch that leads directly into the kitchen, creating a warm and inviting space for family gatherings and culinary adventures. The cottage features a well-proportioned reception room, perfect for relaxation or entertaining guests.

The three bedrooms are thoughtfully designed, providing ample space for family or guests, and the downstairs bathroom adds to the convenience of this lovely home.

This property is an excellent opportunity for those seeking a charming residence. With its traditional features and modern comforts, it is sure to appeal to a variety of buyers. Whether you are a first-time buyer, a growing family, or looking for a peaceful retreat, this cottage is a must-see.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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