



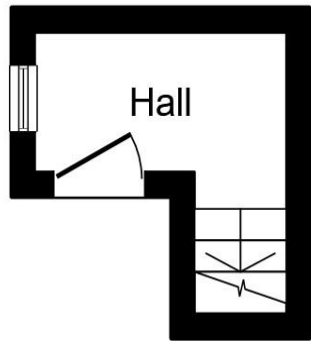
Coldhorn Crescent, Wisbech PE13 3HA

Welcome to

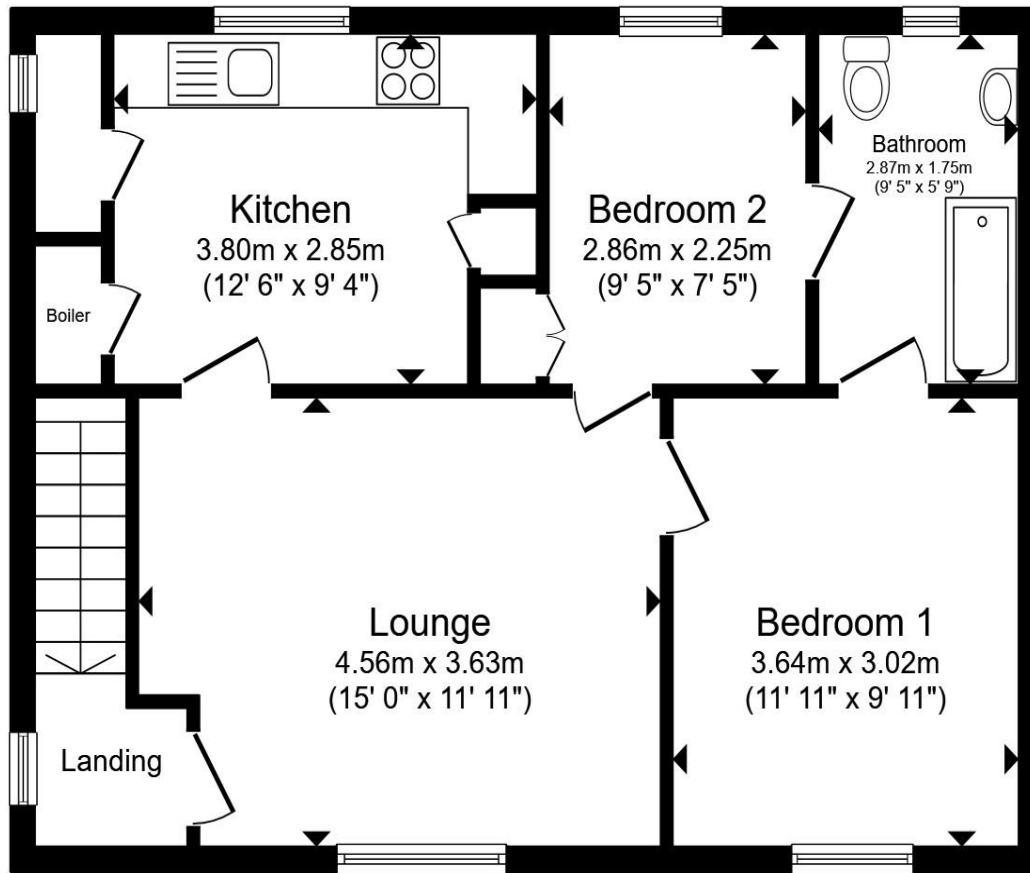
Coldhorn Crescent, Wisbech

A deceptively spacious two bedroom first floor flat, ideally situated within a quiet cul-de-sac in the popular market town of Wisbech. Offering well-proportioned accommodation throughout, this property is perfect for first-time buyers or investors alike. Situated on the first floor, this well-presented two bedroom flat offers generous living space and a practical layout. Both bedrooms are of a good size, making the property ideal for a range of buyers including professionals, couples or those looking to invest. The property benefits from a modern Jack and Jill style bathroom, conveniently accessed from both bedrooms, enhancing functionality and privacy. Externally, there is access to a communal rear garden, providing a pleasant outdoor space to relax and unwind. Positioned in a quiet cul-de-sac location, the property enjoys a peaceful setting while still being just a short walk from local amenities, shops and transport links within the town centre.





Ground Floor



First Floor

Hallway

Lounge

Kitchen

Bedroom One

Bedroom Two

Bathroom

Agents Note:

'There is a easement on the title, please enquire with the branch'. - Access to communal garden.

'Heating to the property is served by Electric. Please contact the branch for more details'

Total floor area 60.1 m² (646 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

Coldhorn Crescent, Wisbech

- Spacious 2 Bedroom Flat
- First Floor
- Communal Garden
- 2 Double Bedrooms
- Jack & Jill Bathroom
- Cul- De- Sac Location
- Double Glazing
- Ideal for Investors or First Time Buyers

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 595.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 14 Aug 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Directions to this property:

From the Wisbech Freedom Bridge roundabout, take the B198 Lynn Road signposted Walsoken & Port Area. Continue out of town and at the mini roundabout proceed straight on. At the traffic lights turn left and then left again into Waterlees Road. Follow the road along and turn right into Coldhorn Crescent where you will find the property.

£95,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB123398



Property Ref:
WSB123398 - 0002

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



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