



Conference Way, Wisbech, PE13 3QG

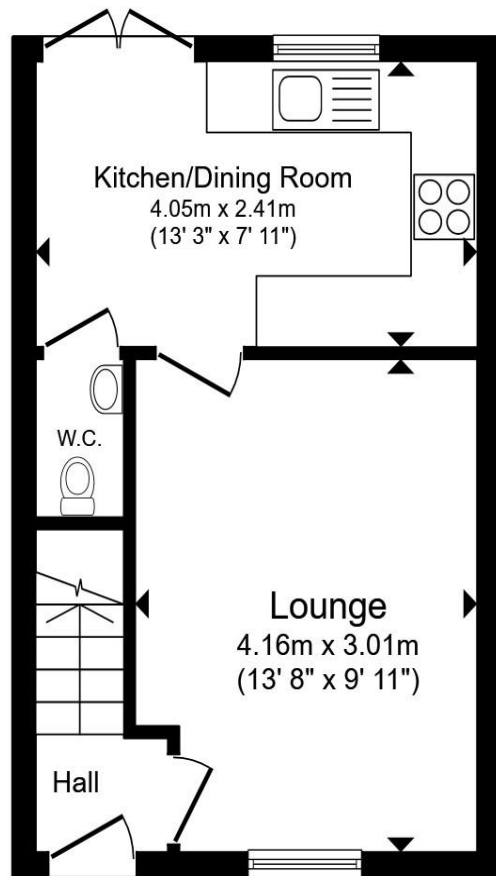
Welcome to

Conference Way, Wisbech

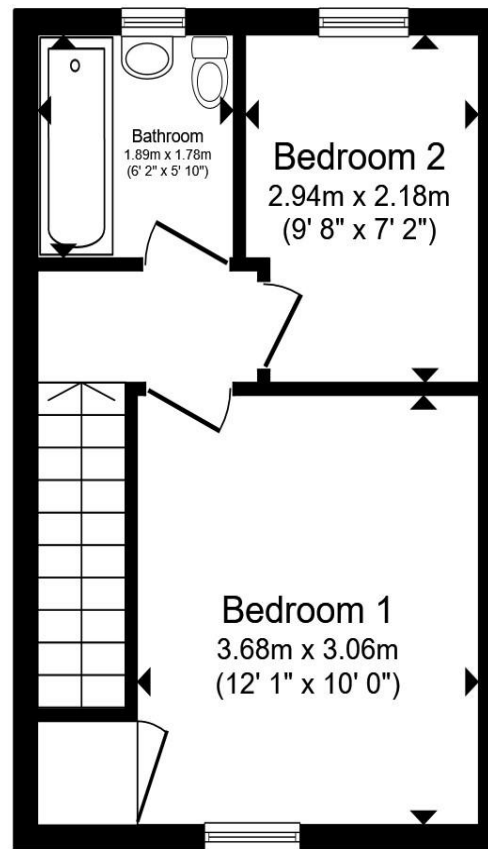
Situated on Conference Way, Wisbech, in a well-established and popular residential area, this fully refurbished semi-detached home offers stylish, move-in-ready accommodation ideal for investors.

The property has been modernised throughout, providing a fresh and contemporary feel. The ground floor comprises a welcoming entrance hall, a bright and comfortable lounge, a spacious kitchen/breakfast room ideal for everyday living, and a convenient cloakroom. To the first floor are two well-proportioned bedrooms along with a modern family bathroom, all finished to a high standard. Externally, the property benefits from off-street parking to the front, while to the rear there is an enclosed garden, offering a great space for relaxing, entertaining, or for those with children or pets. Additional features include gas central heating and double glazing throughout. 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 53.4 m² (574 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

Entrance Hall

Lounge

Kitchen / Dining Room

Downstairs Wc

First Floor Landing

Bedroom One

Bedroom Two

Bathroom

Welcome to Conference Way, Wisbech

- TWO BEDROOM
- SEMI DETACHED
- NO ONWARD CHAIN
- DOUBLE GLAZING
- WELL PRESENTED
- TENANTS IN SITU

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

£155,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128678



Property Ref:
WSB128678 - 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 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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