



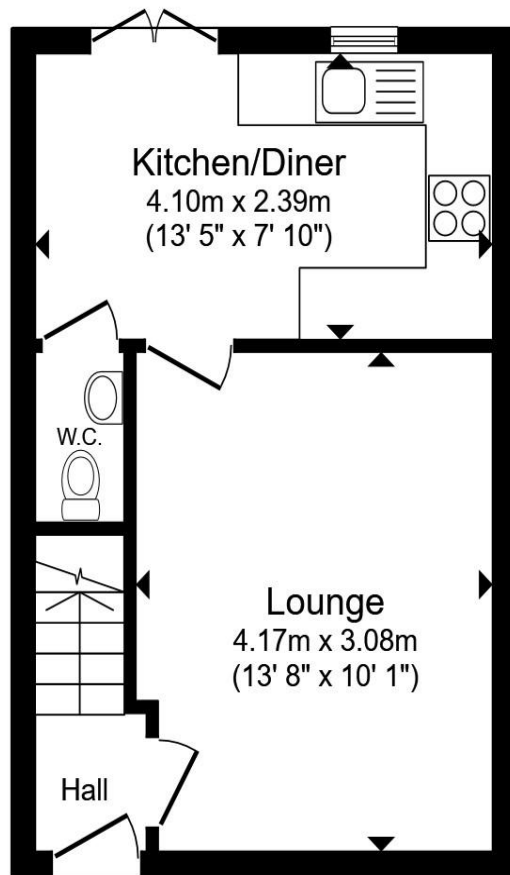
Tindall Close, Wisbech PE13 3QT

Welcome to

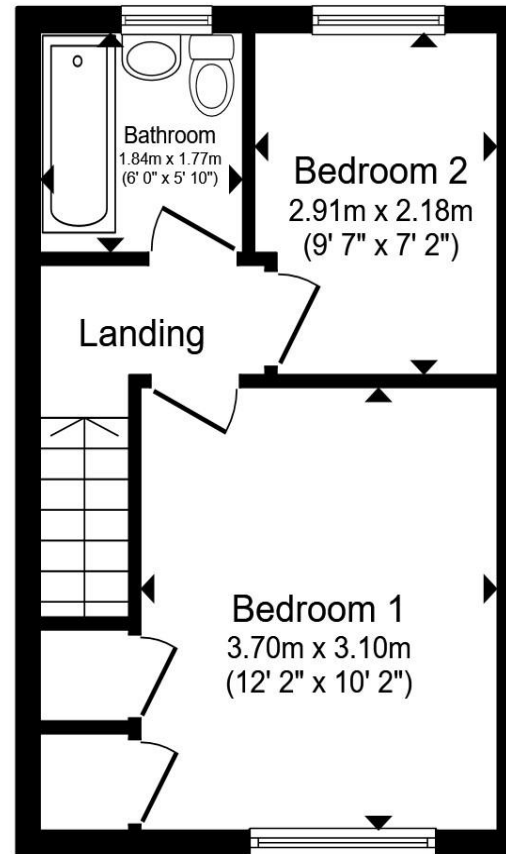
Tindall Close, Wisbech

Situated in the popular market town of Wisbech, this well-presented two-bedroom mid terrace house offers an excellent opportunity for first-time buyers or investors alike. The accommodation comprises a welcoming living space, a fitted kitchen and the added convenience of a downstairs WC. Upstairs, the property benefits from two double bedrooms, including a generous principal bedroom and a smaller room ideal for a guest room, or home office. Externally, the home continues to impress with allocated parking and an enclosed rear garden, providing a private and secure outdoor space suitable for relaxing or entertaining. Well-suited to those looking for a low-maintenance home with practical features, this property represents a great first-time purchase or a solid investment opportunity in a convenient location. 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 Hall

Downstairs W/C

Kitchen Diner

Lounge

Bedroom One

Bedroom Two

Bathroom

Total floor area 54.6 m² (588 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

Tindall Close, Wisbech

- Two Bedrooms
- Allocated Parking
- Enclosed Rear Garden
- Downstairs W.C
- Ideal First Time or Investment Purchase

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

£130,000



Directions to this property:

From the Wisbech Freedom Bridge roundabout, take the B198 Lynn Road signposted Walsoken & Port Area. Continue along and at the second set of traffic lights take the second exit into Tinkers Drove. Continue to the "T" junction and turn left into St Michael's Avenue. Take the second turning on the right into Cherry Road and follow this road to the "T" junction and turn left.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128187



Property Ref:
WSB128187 - 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.

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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