



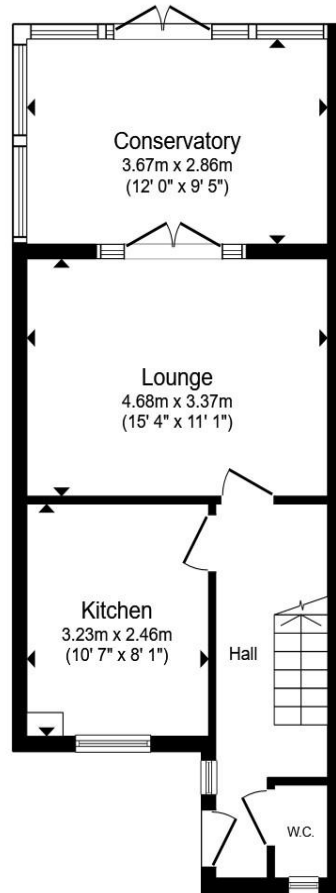
Apeldoorn Walk, Wisbech PE13 3HP

Welcome to

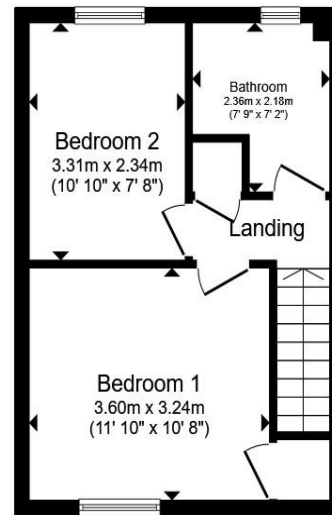
Apeldoorn Walk, Wisbech

Located in a cul-de-sac on Apeldoorn Walk, this two-bedroom semi-detached home offers fantastic potential for buyers looking to create a home of their own. Benefiting from off-street parking and a single garage, the property is ideal for first-time buyers, investors or downsizers alike. The accommodation comprises a spacious entrance hall with a downstairs WC, a compact kitchen with ample space for integrated appliances, and a reception room to the rear. Leading from the reception room is a conservatory overlooking the enclosed rear garden, providing additional living space and a pleasant outlook. Upstairs, there are two generous double bedrooms and a family bathroom. While the property would benefit from updating, including a new kitchen and bathroom, it offers an excellent opportunity to add value and personalise throughout. With its practical layout and enclosed rear garden, this is a home not to be missed. 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 77.0 m² (829 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

Kitchen

Lounge

Conservatory

Downstairs Wc

First Floor Landing

Bedroom One

Bedroom Two

Bathroom

Agents Note:

'There is a easement on the title, please enquire with the branch' - Private Driveway.
Garage En Bloc.

Welcome to

Apeldoorn Walk, Wisbech

- 2 Bed Semi Detached House
- Single Garage & Off Street Parking
- Enclosed Rear Garden
- 2 Double Bedrooms
- Conservatory
- Downstairs WC
- Cul-De- Sac Location
- No Onward Chain

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

£155,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB129026



Property Ref:
WSB129026 - 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.

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