



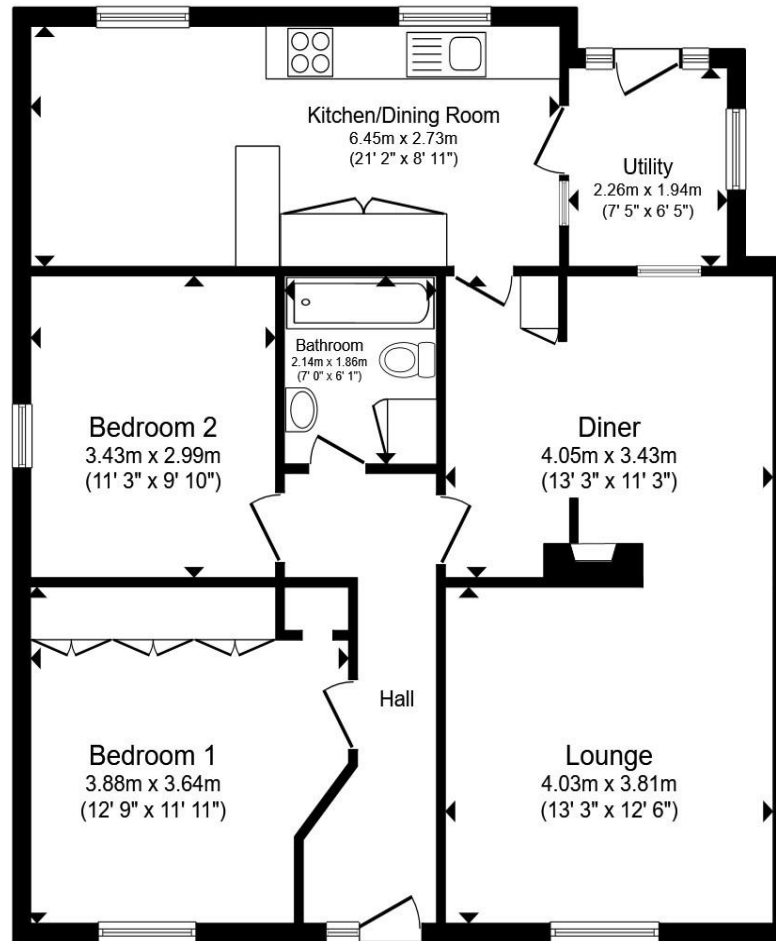
Ramnoth Road, Wisbech, PE13 2JD

Welcome to

Ramnoth Road, Wisbech

Conveniently situated in a non-estate location close to local amenities, this established detached bungalow offers spacious and versatile accommodation, together with the benefit of no onward chain. The property provides two double bedrooms, both offering comfortable living space. There are also two reception rooms, allowing flexibility for separate lounge and dining areas, home working or additional sitting space. A useful utility room adds further practicality to the layout. A particular feature of the property is the impressive 39' tandem garage/workshop, offering excellent space for vehicle storage, hobbies, a workshop or additional storage requirements. Externally, the bungalow enjoys a convenient position within easy reach of everyday amenities, making it an ideal choice for those seeking accessible single-level living. Combining generous accommodation, excellent storage facilities and a sought-after non-estate setting, this is an excellent opportunity for a wide range of buyers. 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.





Entrance Hall

Dining Room

Lounge

Kitchen

Utility Room

Bedroom One

Bedroom Two

Bathroom

Tandem Garage/Workshop

Total floor area 89.6 m² (964 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

Ramnoth Road, Wisbech

- Established detached bungalow
- Two double bedrooms
- Two reception rooms
- 39' tandem garage/workshop
- No onward chain

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

offers in excess of

£230,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128730



Property Ref:
WSB128730 - 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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