



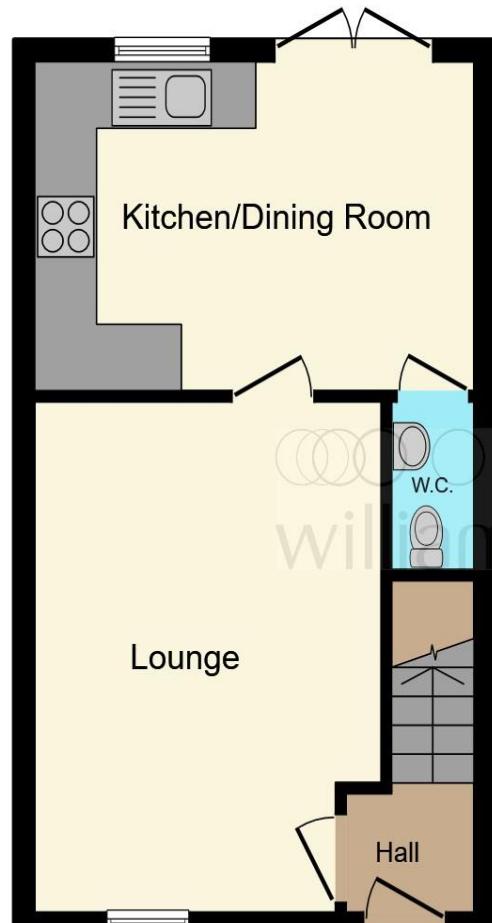
Ratten Row, Walpole Highway Wisbech PE14 7QH

Welcome to

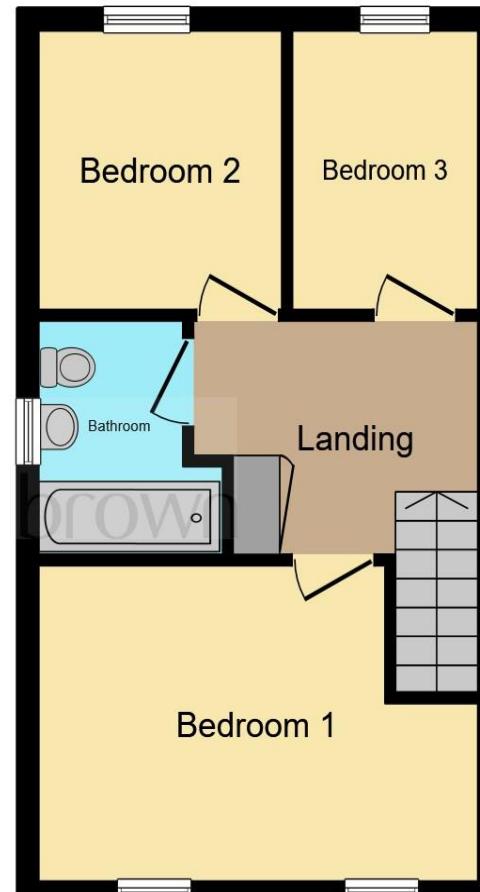
Ratten Row, Walpole Highway Wisbech

A FANTASTIC FIRST FAMILY HOME! Situated in a non-estate location, this modern semi-detached house would make an ideal first family home and is available to the market with no onward chain! With three bedrooms and a 14' kitchen/dining room, the property also benefits from a downstairs cloakroom, PVCu double glazing and off-road parking.





Ground Floor



First Floor

Entrance Hall

Lounge

15' 2" x 10' 3" maximum (4.62m x 3.12m maximum)

Kitchen

9' 9" x 13' 11" (2.97m x 4.24m)

Downstairs Cloakroom

6' 1" x 3' 1" (1.85m x 0.94m)

First Floor Landing

Bedroom One

9' 6" x 13' 11" maximum (2.90m x 4.24m maximum)

Bedroom Two

8' 2" x 7' 7" (2.49m x 2.31m)

Bedroom Three

8' 2" x 5' 11" (2.49m x 1.80m)

Bathroom

6' 11" x 5' 7" maximum (2.11m x 1.70m maximum)

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.focalagent.com

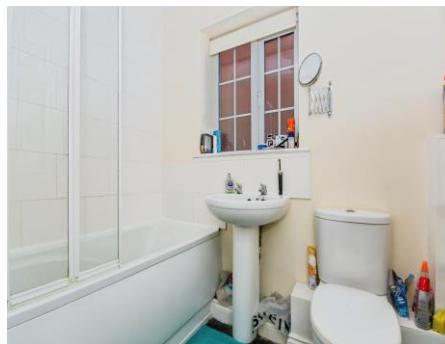
Welcome to

Ratten Row, Walpole Highway Wisbech

- Modern semi-detached house
- Three bedrooms
- 14' kitchen/dining room
- Off-road parking
- No onward chain

Tenure: Freehold EPC Rating: C

£185,000



view this property online williamhbrown.co.uk/Property/WSB127155

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the B198 Lynn Road signposted Walsoken & Port Area. Continue out of town and straight over two roundabouts. At the third roundabout take the first exit signposted Kings Lynn. Continue along and take the first exit signposted Walpole Highway. Proceed to the "T" junction and turn right. Continue along and turn left into Ratten Row where the property will be found on your left hand side.



Please note the marker reflects the postcode not the actual property



Property Ref:
WSB127155 - 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



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk