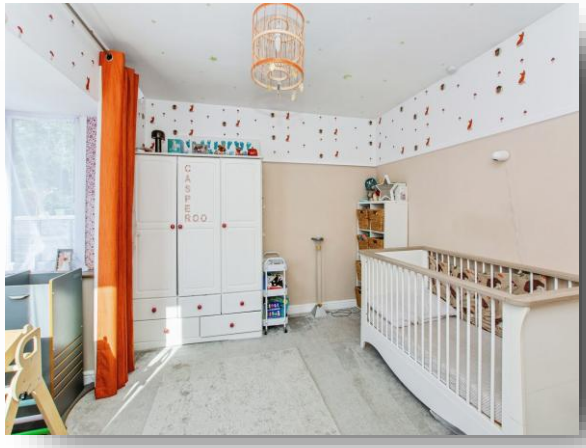
Appleton, Chalk Road, Walpole St. Peter, WISBECH, PE14 7PH

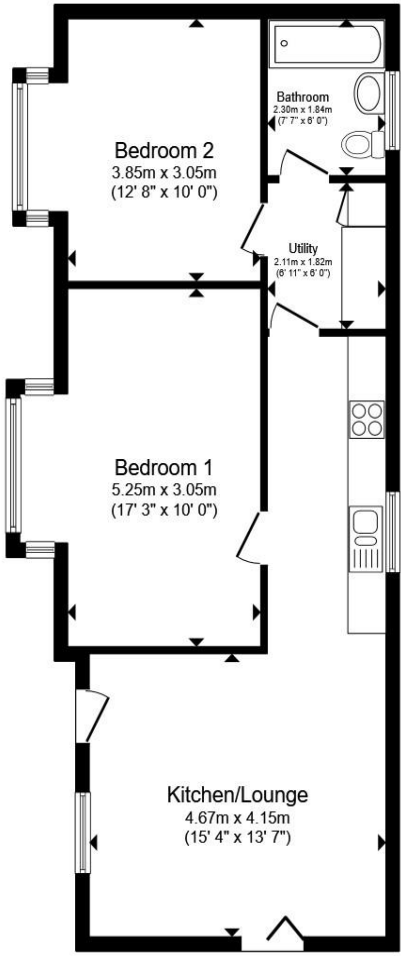
william h brown

Welcome to

Appleton, Chalk Road, Walpole St. Peter, WISBECH

At the heart of the home is a spacious open-plan kitchen and lounge, creating a bright and sociable living environment ideal for both everyday living and entertaining. The modern fitted kitchen flows seamlessly into the lounge area, while impressive bi-fold doors open directly onto the rear garden, allowing plenty of natural light to flood the space. A practical lobby/utility area provides additional storage and functionality. The bungalow further benefits from two generous double bedrooms, both thoughtfully presented, along with a contemporary family bathroom finished to a high standard. Outside the enclosed rear garden offers a private and low-maintenance outdoor space, featuring a paved patio area ideal for outdoor dining and relaxation, complemented by a section of lawn. To the front of the property, a gravelled driveway provides ample off-road parking for multiple vehicles. 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.





Total floor area 68.8 m² (741 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

william h brown

Kitchen / Lounge

Utility

Bathroom

Bedroom One

Bedroom Two

Agents Note:

'Waste from the property is served by Septic Tank. Contact the branch for more details'.

'Heating to the property is served by Oil. Please contact the branch for more details'.

Welcome to

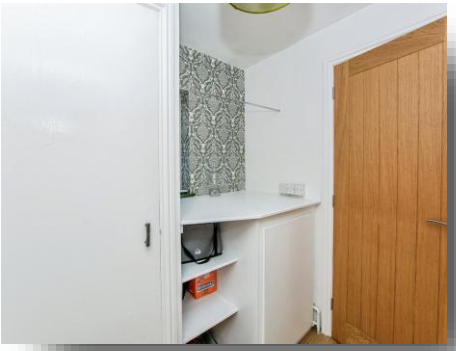
Appleton, Chalk Road, Walpole St. Peter, WISBECH

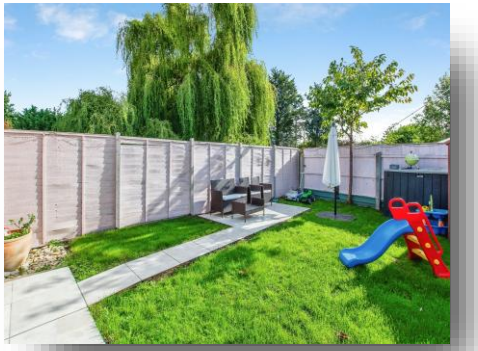
- TWO BEDROOMS
- BEAUTIFUL KITCHEN
- DRIVEWAY PARKING
- DETACHED BUNGALOW
- OPEN PLAN LIVING

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

offers in excess of

£220,000





Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB129089

The Property Ombudsman

Property Ref:
WSB129089 - 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

01945 464451

Wisbech@williamhbrown.co.uk

20 High Street, WISBECH, Cambridgeshire, PE13 1DE

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.