



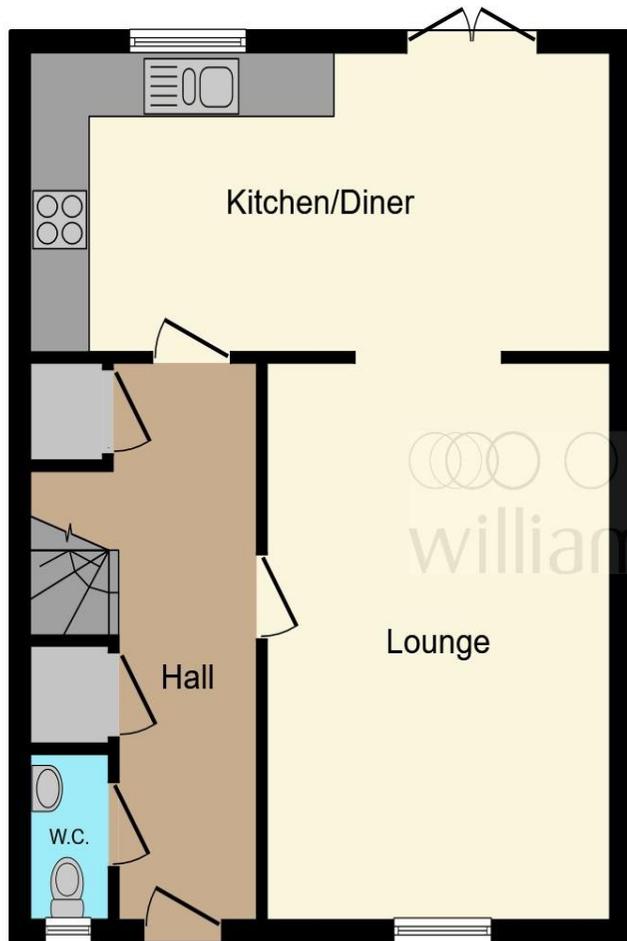
Orchard Way, Wisbech St. Mary, Wisbech, PE13 4BD

Welcome to

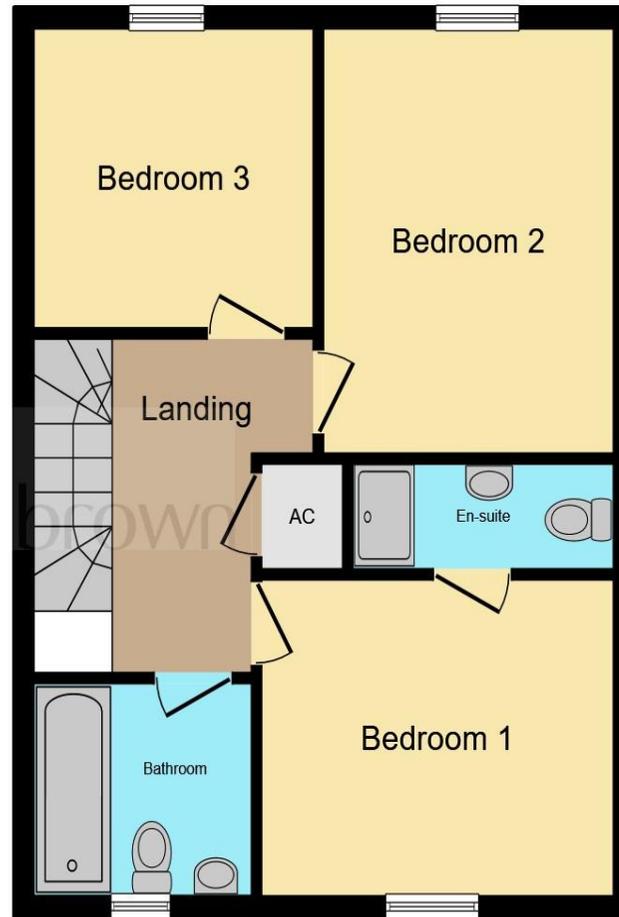
Orchard Way, Wisbech St. Mary, Wisbech

Tucked away in a popular modern development in the desirable village of Wisbech St Mary, this well-presented three-bedroom terraced home is ideal for first-time buyers, growing families, or investors. The ground floor offers a bright lounge, a generous kitchen/diner perfect for entertaining or family meals, and a convenient downstairs WC. Upstairs you'll find three good-sized bedrooms and a family bathroom. Outside, the property benefits from off-road parking and a garage, as well as a rear garden offering space to relax or entertain. Positioned on a developing new-build estate, this home offers the peace of a village setting while still being close to local schools, countryside walks, shops, and transport links. This home is modern, stylish, and ready to move into. Book your viewing today to avoid missing out!





Ground Floor



First Floor

Lounge

17' 3" x 11' 5" (5.26m x 3.48m)

Kitchen/Diner

9' 2" x 19' 5" (2.79m x 5.92m)

Bedroom 1

11' 9" x 10' 1" (3.58m x 3.07m)

Bedroom 2

9' 8" x 12' 11" (2.95m x 3.94m)

Bedroom 3

9' 4" x 9' 2" (2.84m x 2.79m)

Family Bathroom

Ensuite

Single Garage

Agents Note:

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

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

Orchard Way, Wisbech St. Mary, Wisbech

- Modern 3-bedroom terraced home
- Bright lounge and spacious kitchen/diner
- Garage and off-road parking
- Located on a sought-after new build development
- Close to amenities, schools & countryside
- Popular village location - great for families

Tenure: Freehold EPC Rating: B

Council Tax Band: C

£220,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WSB127501](https://www.williamhbrown.co.uk/Property/WSB127501)



Property Ref:
WSB127501 - 0005

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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Directions to this property:

From Wisbech Freedom Bridge roundabout, take the former A47, Nene Quay, signposted Peterborough to the first set of traffic lights and turn right over the bridge. Turn immediately left into North Brink and continue to the traffic lights. Turn left and continue along North Brink and follow the road round into Barton Road. Proceed to the village of Wisbech St Mary and continue along High Road. Turn right in to Orchard Way,



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