



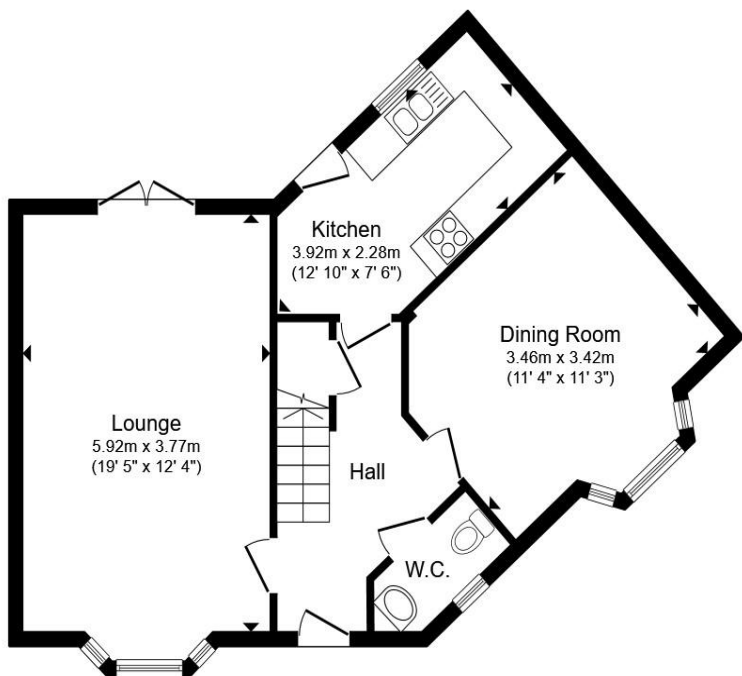
Fenmen Place, Wisbech PE13 3FA

Welcome to

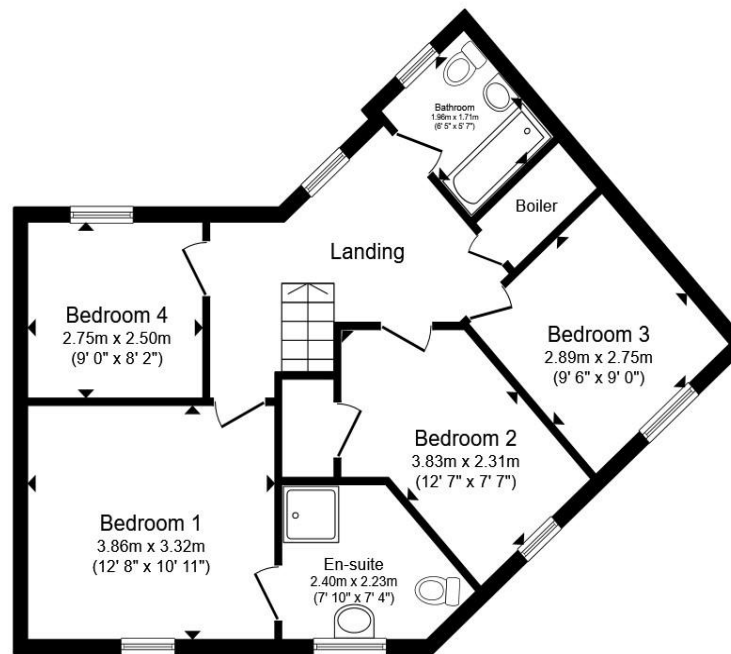
Fenmen Place, Wisbech

This modern mid-terraced house offers exceptionally spacious accommodation arranged over two floors, combining contemporary living with energy-efficient features and the advantage of no onward chain. The ground floor provides two reception rooms, offering flexible space for family living, entertaining or home working, complemented by a modern fitted kitchen and a downstairs cloakroom for everyday convenience. PVCu double glazing and an air source pump heating system contribute to comfort and efficiency throughout the home. Upstairs, the property features four bedrooms, including a principal bedroom with en-suite facilities, providing privacy and practicality for family life or visiting guests. Externally, the home benefits from two allocated parking spaces, a valuable feature for a property of this style. Offering generous accommodation, modern specification and strong environmental credentials, this well-presented home is ideally suited to families, professional buyers or investors seeking a low-maintenance, energy-efficient property.





Ground Floor



First Floor

Entrance Hall

Downstairs Cloakroom

Lounge

Kitchen

Dining Room

First Floor Landing

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom

Agents Note:

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

Total floor area 119.9 m² (1,291 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

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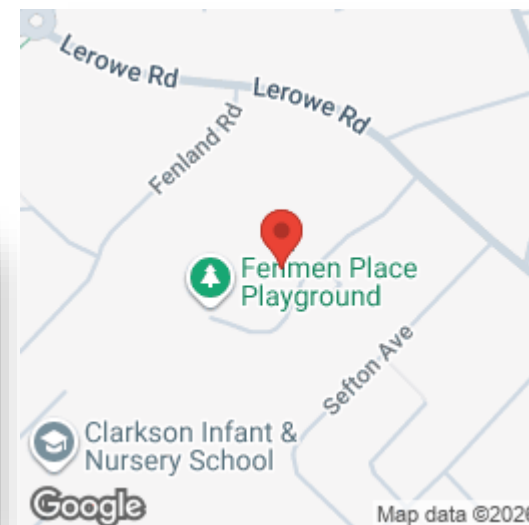
Fenmen Place, Wisbech

- Modern mid terraced house
- Four bedrooms with en-suite to master
- Two receptions
- Downstairs cloakroom
- No onward chain

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£210,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128179



Property Ref:
WSB128179 - 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 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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