



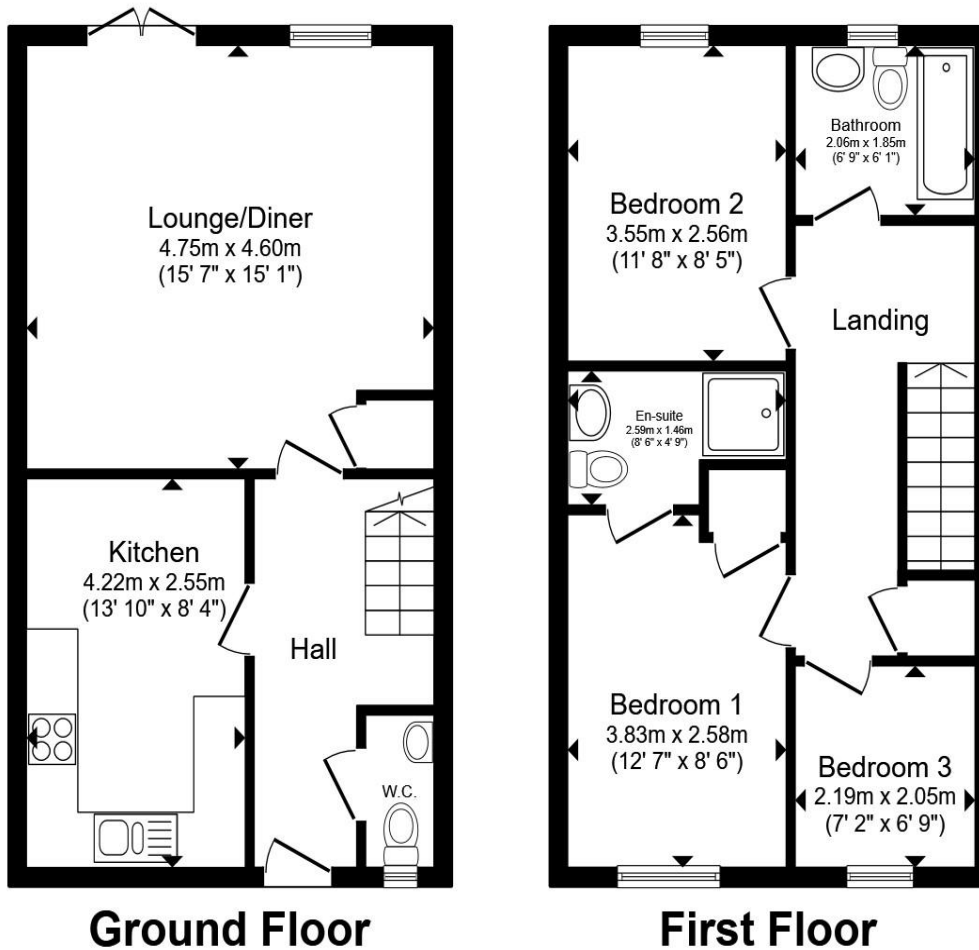
Fenmen Place, Wisbech, PE13 3FA

Welcome to

Fenmen Place, Wisbech

Positioned in the quieter cul-de-sac part of Fenmen Place in Wisbech, this well-presented three bedroom mid-terrace home offers modern, practical living in a highly convenient location. The ground floor comprises a welcoming entrance area with a downstairs WC, a modern fitted kitchen, and a generous lounge - a real focal point of the home - featuring double glass doors opening directly onto the rear garden, allowing natural light to flow through and creating an ideal space for both relaxing and entertaining. Upstairs, there are three well-proportioned bedrooms, including a master bedroom with its own en-suite shower room. A separate family bathroom serves the remaining bedrooms. Externally, the property benefits from a lovely enclosed rear garden - perfect for outdoor dining or children to play - along with two allocated parking spaces. The loft has also been partially boarded, providing valuable additional storage space. A fantastic opportunity in a popular residential area (and still within its New Build structural warranty with LABC) - early viewing is strongly recommended. Built to modern energy efficient standards including air source heat pump giving the property a rating of B, typically providing lower energy costs than the average rating of D.





Total floor area 84.7 m² (912 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



Entrance Hall

Kitchen

Lounge / Diner

Downstairs Wc

First Floor Landing

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Bathroom

Agents Note:

'The sellers advise that they currently pay £296.76 per annum as a contribution towards upkeep.' (this currently comprises £24.73 per calendar month in respect of a service charge payable to a management company for maintaining the common parts serving the estate).

'Heating to the property is served by Electric Heat Pump. Please contact the branch for more details'

Welcome to

Fenmen Place, Wisbech

- Three bedroom mid-terrace home
- Quiet cul-de-sac position
- Two allocated parking spaces
- Downstairs WC
- Spacious lounge with double doors to garden
- Modern fitted kitchen
- Master bedroom with en-suite

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£185,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128260



Property Ref:
WSB128260 - 0008

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