



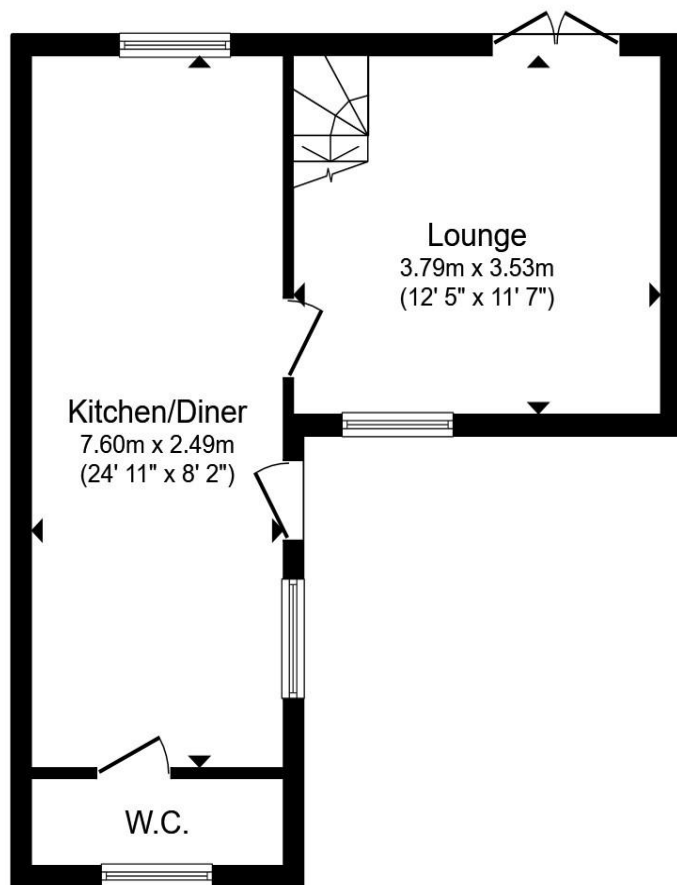
The Barracks, Gorefield Wisbech PE13 4PQ

Welcome to

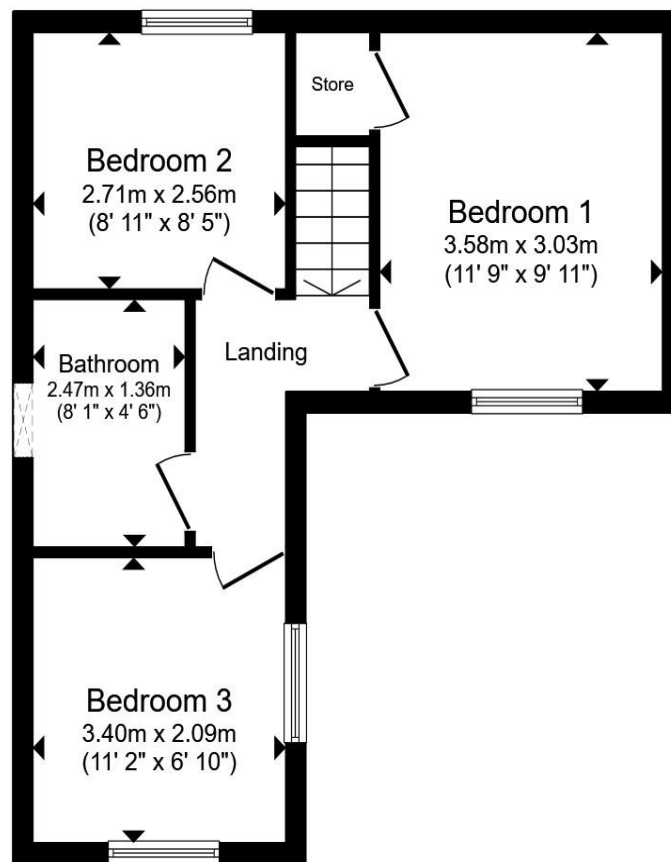
The Barracks, Gorefield Wisbech

Situated within a popular village location, this established semi-detached house offers generous family accommodation, complemented by a range of quality improvements and a sunny south-facing rear garden. The property is offered with the added benefit of no onward chain. The property features three double bedrooms, providing excellent space for families, guests or those requiring additional home-working accommodation. At the heart of the home is the impressive 24' refitted kitchen/dining room, creating a superb sociable space for everyday family life and entertaining. The accommodation is further enhanced by a refitted family bathroom and a convenient downstairs cloakroom, providing practical facilities across both floors. Externally, the property benefits from multi-vehicle off-road parking, while the sunny south-facing rear garden offers an excellent outdoor space for relaxing, entertaining and enjoying the sunshine throughout the day. Combining spacious accommodation, modern improvements and an attractive village setting, this is an excellent opportunity to acquire a comfortable family home that is ready to move into, with no onward chain. 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.





Ground Floor



First Floor

Kitchen/Dining Room

Downstairs Cloakroom

Lounge

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Agents Note:

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

Total floor area 72.6 m² (781 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

Welcome to

The Barracks, Gorefield Wisbech

- Established semi-detached house
- Three double bedrooms
- Impressive, refitted 24' kitchen/dining room
- South facing rear garden
- No onward chain

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

Directions to this property:

From the Wisbech Freedom Bridge roundabout, take the A1101 signposted Sleaford. Take note of ASDA on your left hand side and at the second set of traffic lights turn left signposted Leverington. At the Rising Sun Public House turn right signposted Gorefield. Proceed along to the village of Gorefield and turn left into The Barracks and follow the road round to the right where the property will be found on your left hand side.

£210,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB129034



Property Ref:
WSB129034 - 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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