



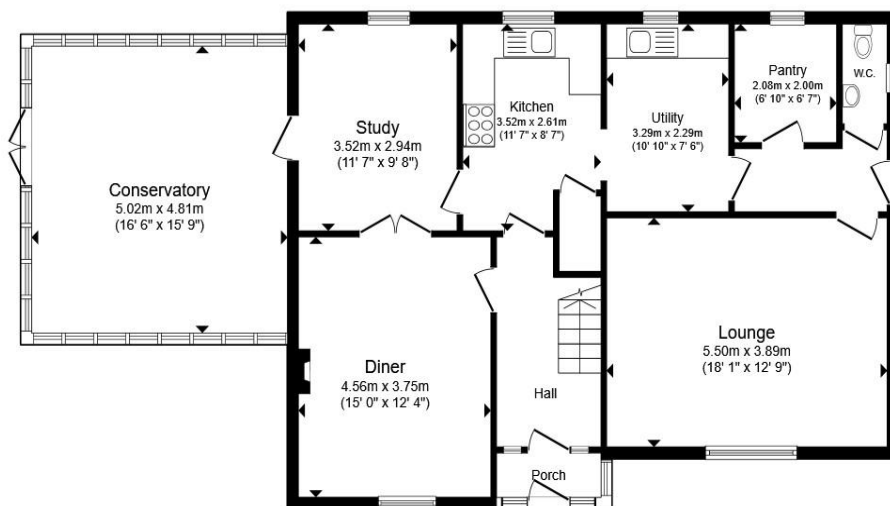
Frenchs Road, Walpole St. Andrew Wisbech PE14 7JF

Welcome to

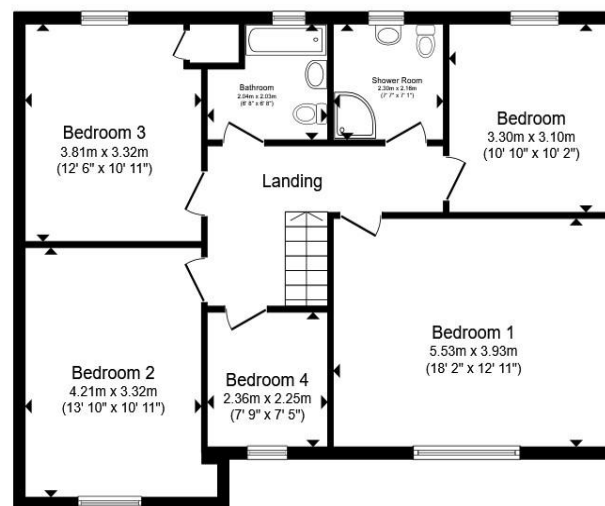
Frenchs Road, Walpole St. Andrew Wisbech

Upon entering the property, you are welcomed into a spacious and well-presented home. The generous lounge provides an ideal space for relaxing and entertaining, while the sizeable dining room is perfect for family meals and social occasions. A large conservatory, filled with natural light, enjoys pleasant views over the surrounding grounds. The well-appointed kitchen is complemented by a practical utility room, offering additional storage and workspace. Upstairs, there are five well-proportioned bedrooms, providing flexibility for family living, guests, or home working. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a modern three-piece family bathroom. A ground floor W/C adds further convenience. Externally, the property sits on a substantial plot with extensive outdoor space. There is ample off-road parking for multiple vehicles, together with a range of outbuildings and storage facilities, ideal for hobbyists, home workers, or those requiring workshop space. Combining generous accommodation, excellent outside space, and a sought-after village location, this is a versatile and attractive family home. 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

Entrance Porch
 Hallway
 Lounge
 Kitchen
 Utility
 Pantry
 Downstairs Wc
 Dining Room
 Study
 Conservatory

First Floor Landing
 Bedroom One
 Bedroom Two
 Bedroom Three
 Bedroom Four
 Bedroom Five
 Shower Room
 Family Bathroom

Agents Note:

The property is available only to purchasers able to satisfy the occupancy restriction, i.e. employed or last employed in farming or forestry type activities. Please make further enquiries with the branch for details.

Agents Note:

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

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

Total floor area 195.3 m² (2,103 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

**Frenchs Road, Walpole St. Andrew
Wisbech**

- FIVE BEDROOMS
- DETACHED PROPERTY
- RURAL LOCATION
- DRIVEWAY PARKING
- Subject to occupancy restriction

Tenure: Freehold EPC Rating: E

Council Tax Band: D

£275,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128669



Property Ref:
WSB128669 - 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 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.



william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk