



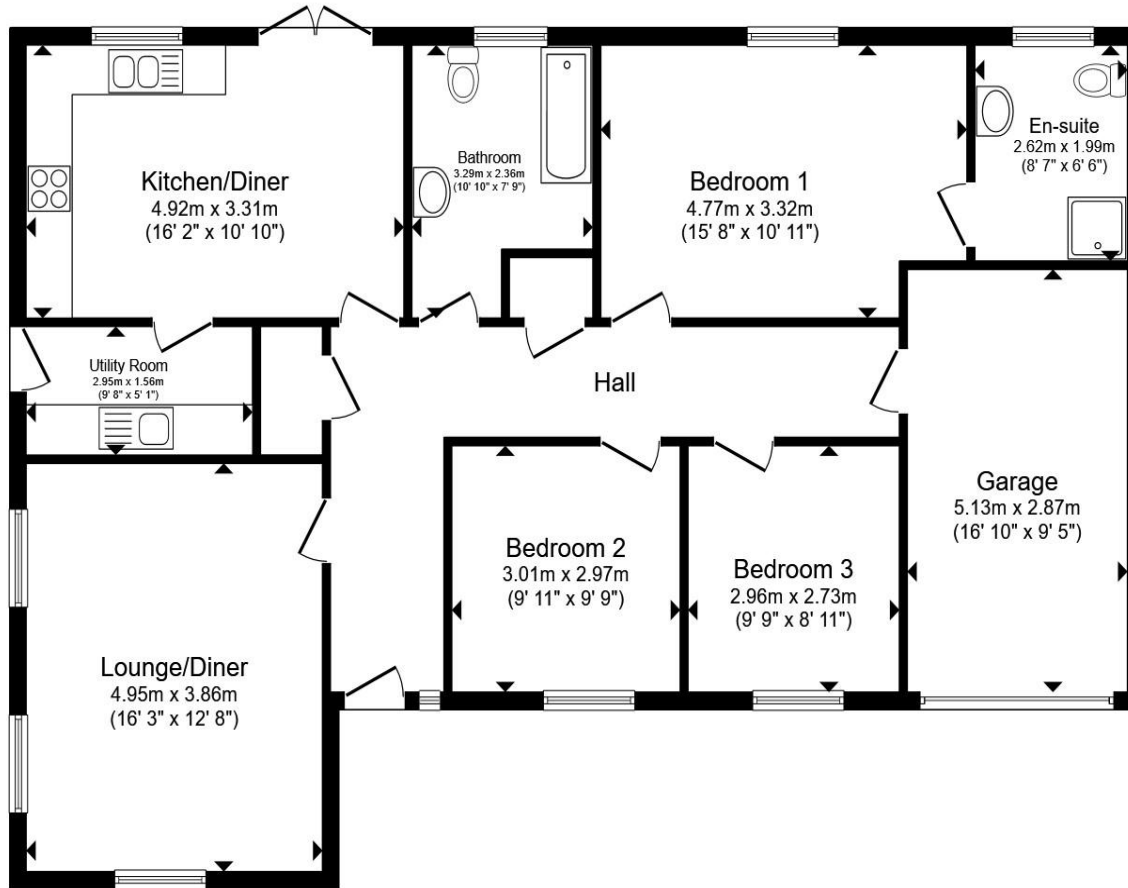
**Yokine Gardens, Guyhirn, Wisbech, PE13 4EY**

## Welcome to

### Yokine Gardens, Guyhirn, Wisbech

Occupying a quiet village cul de sac position with open field views to the rear, this modern detached bungalow offers spacious single-level living and is available with the added benefit of no onward chain. The accommodation includes three double bedrooms, with the principal bedroom enjoying its own en-suite facilities, while a 16' kitchen/dining room provides a sociable and practical space at the heart of the home. A useful utility room adds everyday convenience and helps keep the main living areas clutter free. Designed with comfort and practicality in mind, the bungalow is well suited to a range of buyers seeking generous accommodation within a peaceful village environment. Externally, the property benefits from multi-vehicle off-road parking leading to a single garage, together with gardens that make the most of the attractive open outlook to the rear - a feature rarely available with modern homes. A well-positioned bungalow combining space, countryside views and a sought-after cul de sac setting. 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.





## Floor Plan

Total floor area 120.9 m<sup>2</sup> (1,301 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](http://www.propertybox.io)



**Entrance Hall**

**Lounge**

**Kitchen/Dining Room**

**Utility Room**

**Master Bedroom**

**En-Suite**

**Bedroom Two**

**Bedroom Three**

**Family Bathroom**

**Garage**

### Agents Notes:

'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'

## Welcome to

### Yokine Gardens, Guyhirn, Wisbech

- Modern detached bungalow
- Three double bedrooms with en-suite to master
- Useful utility room
- Quiet cul de sac location with field views to rear
- No onward chain

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

# £280,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB128137](http://williamhbrown.co.uk/Property/WSB128137)



Property Ref:  
WSB128137 - 0008

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](mailto:Wisbech@williamhbrown.co.uk)



20 High Street, WISBECH, Cambridgeshire,  
PE13 1DE



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**