



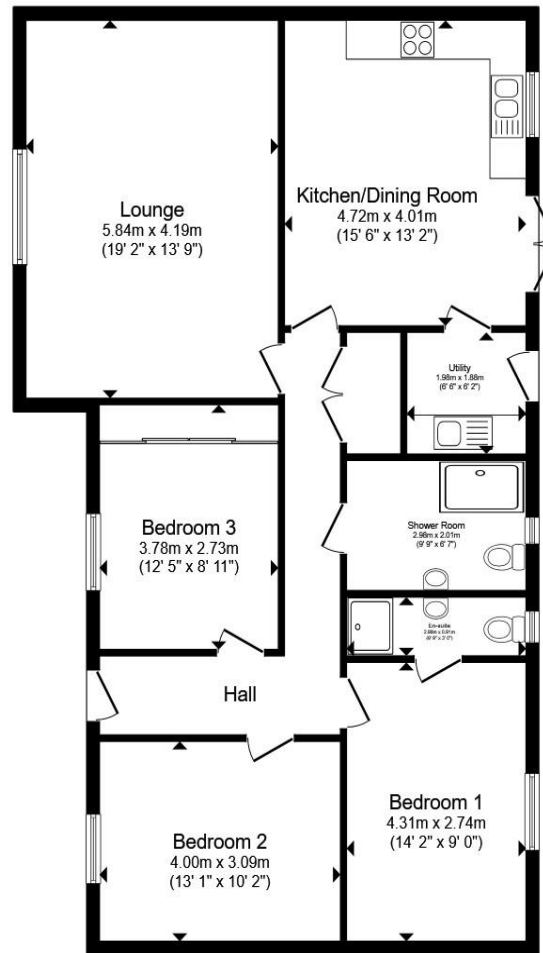
Teak Avenue, Emneth Wisbech PE14 0FD

Welcome to

Teak Avenue, Emneth Wisbech

A modern detached bungalow, less than 12 months old, offering contemporary single-storey living with spacious and well-planned accommodation. The property features three generous double bedrooms, with the principal bedroom benefiting from an en-suite. The 19' lounge provides a comfortable main reception space, whilst the fully integrated 15' kitchen/dining room offers a superb area for both everyday living and entertaining. A useful utility room provides additional practical space, complementing the well-designed accommodation. Outside, the property benefits from an oversized single garage together with driveway parking, providing excellent provision for vehicles and additional storage. Being less than 12 months old, this impressive bungalow combines modern design with the convenience of single-storey living, making it an appealing choice for a wide range of buyers. 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.





Entrance Hall

Lounge

Kitchen/Dining Room

Utility Room

Master Bedroom

En-Suite

Bedroom Two

Bedroom Three

Family Shower Room

Garage

22' 8" x 10' 11" (6.91m x 3.33m)

Agents Note:

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

Total floor area 107.9 m² (1,161 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

Teak Avenue, Emneth Wisbech

- Modern detached bungalow
- Three double bedrooms with en-suite to master
- Fully integrated 15' kitchen/dining room
- Useful utility room
- Oversized single garage and driveway parking

Tenure: Freehold EPC Rating: B

Council Tax Band: C

Directions to this property:

From the Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Continue out of town and proceed through six sets of traffic lights. Take the second left into Hunters Rowe and bear left onto Teak Avenue where the property is on the left hand side.

£340,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB129161



Property Ref:
WSB129161 - 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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