



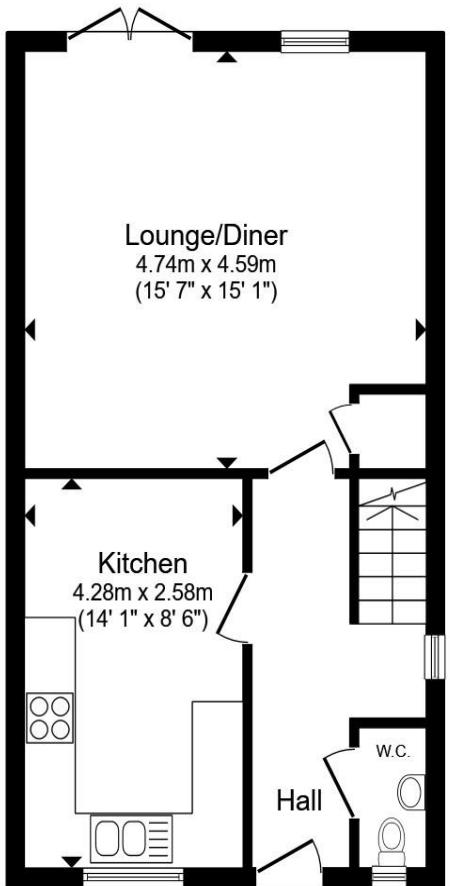
**Fenmen Place, Wisbech PE13 3FA**

## Welcome to

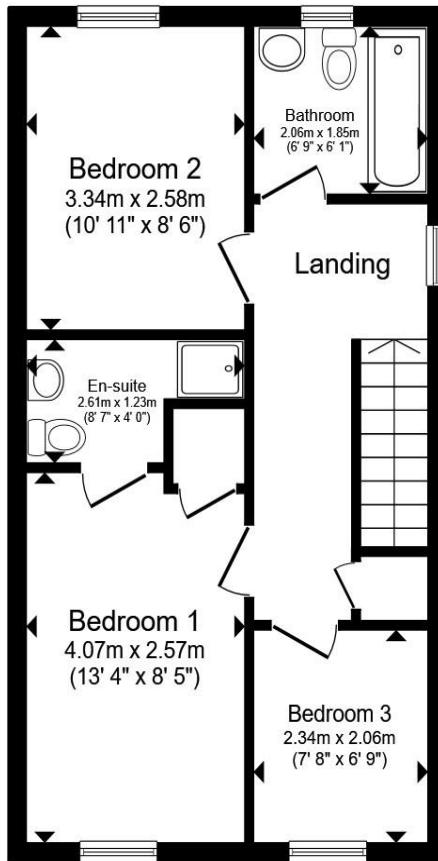
### Fenmen Place, Wisbech

Situated in the sought-after Fenmen Place development in Wisbech, this three bedroom semi-detached property on the private corner of the estate offers a fantastic opportunity for buyers looking for a well-positioned home. The ground floor accommodation comprises a kitchen, a spacious lounge ideal for both living and dining, and a downstairs WC. Upstairs, the property offers three bedrooms along with a family bathroom, providing a practical and well-balanced layout for modern living. Externally, the home benefits from two allocated parking spaces and is located within a popular residential area close to local amenities, schools and transport links. A great opportunity in a desirable location - early viewing is recommended.





**Ground Floor**



**First Floor**

Total floor area 85.0 m<sup>2</sup> (915 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**

**Kitchen**

**Lounge / Diner**

**Downstairs Wc**

**First Floor Landing**

**Bedroom One**

**En-Suite**

**Bedroom Two**

**Bedroom Three**

**Family Bathroom**

**Agents Note:**

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

## Welcome to

### Fenmen Place, Wisbech

- Three bedroom semi-detached house
- Popular Fenmen Place location
- Located on private corner of the estate
- Two allocated parking spaces
- Ideal first-time buy

Tenure: Freehold EPC Rating: C

Council Tax Band: B

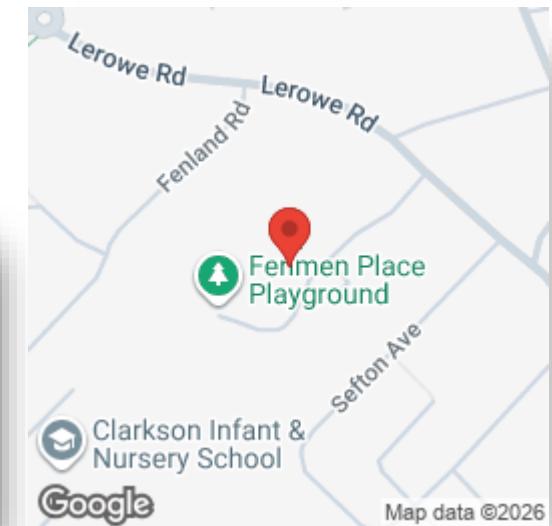
# £210,000



**view this property online** [williamhbrown.co.uk/Property/WSB128115](http://williamhbrown.co.uk/Property/WSB128115)

#### Directions to this property:

From Wisbech Freedom Bridge roundabout take the Lynn Road signposted Walsoken & Port Area. Proceed to the mini roundabout and turn right into Lerowe Road. Follow along and turn right into Fenmen place. POSTCODE for sat nav users: PE13 3FA



Please note the marker reflects the postcode not the actual property



Property Ref:  
WSB128115 - 0005

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.



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