



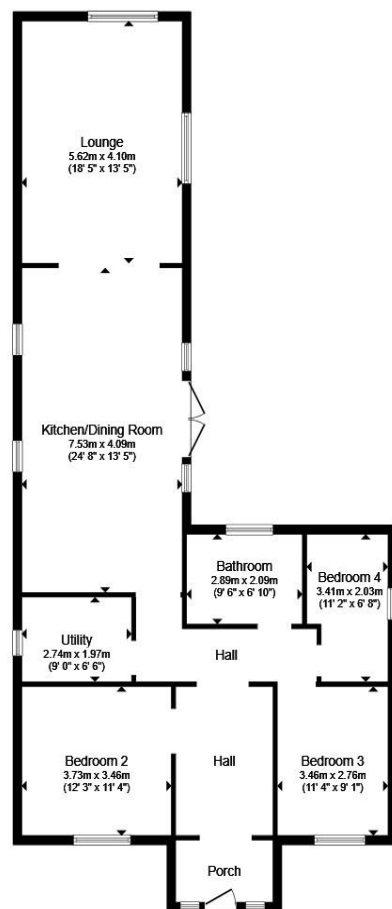
**Panswell Lane, Wisbech PE13 4TN**

## Welcome to

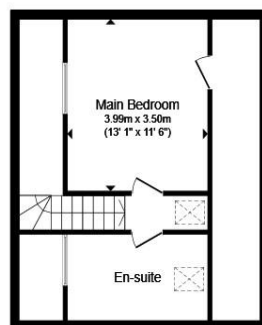
### Panswell Lane, Wisbech

Situated on Orchard View, Panswell Lane in Wisbech, this four bedroom chalet bungalow shell presents a rare and exciting opportunity for builders, developers or self-build buyers looking to create a bespoke home. The structure is in place, offering a layout designed around open plan living, with the flexibility to complete and finish the interior to your own specification and style. Set on a generous plot, the property also benefits from a garage, adding further practicality and value. This is an ideal project for those looking to put their own stamp on a property, with significant scope to add value once completed. Opportunities like this are rarely available - early viewing is highly recommended to appreciate the potential on offer.





**Ground Floor**



**First Floor**

- Porch**
- Entrance Hallway**
- Inner Hallway**
- Kitchen / Dining Room**
- Utility**
- Lounge**
- Bedroom One**
- Bedroom Two**
- Bedroom Three**
- Bathroom**

- First Floor**
- Master Bedroom**
- Bathroom**

**Agents Notes:**

'There is a easement on the title, please enquire with the branch' - Access to drive.  
 'Heating to the property is served by Heat Source. Please contact the branch for more details'  
 'Waste from the property has permission to be water treatment. Contact the branch for more details'

**Agents Notes:**

'The Land Registry title refers to the property by a different name, please undertake all enquiries.'  
 'The property is being sold in its current state therefore there is no current EPC rating for the property. The council tax band is recorded as 'deleted', we have used the previous council tax band for advertising purpose only. You must contact the local authority who will advise on the new band when build complete, which will be higher than the advertised band.'

**Total floor area 146.4 m<sup>2</sup> (1,576 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)



## Welcome to

### Panswell Lane, Wisbech

- Four bedroom chalet bungalow (shell)
- Requires internal completion
- Open plan living space
- Garage
- Excellent development opportunity
- Great location
- Huge potential to add value

Tenure: Freehold EPC Rating: F  
Council Tax Band: B

# £300,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB128505](http://williamhbrown.co.uk/Property/WSB128505)



Property Ref:  
WSB128505 - 0004

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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