



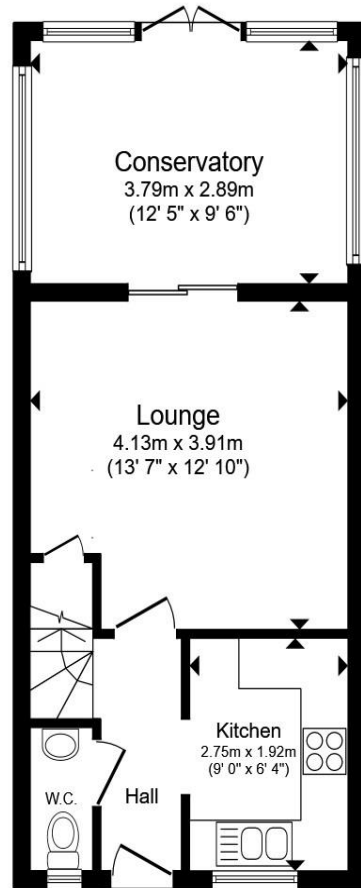
Mikanda Close, Wisbech PE13 2TU

Welcome to

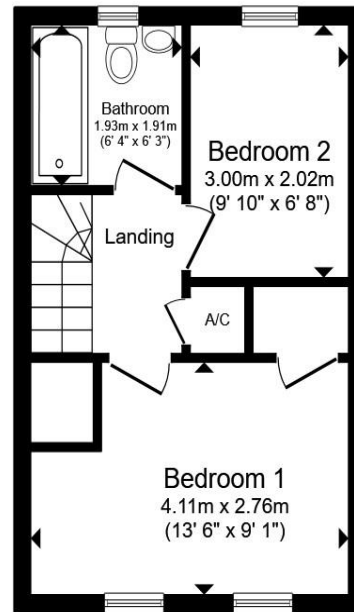
Mikanda Close, Wisbech

Tucked away within a private cul de sac, this modern mid-terraced house offers well-planned accommodation, excellent parking provision and a low-maintenance lifestyle in a peaceful setting. The ground floor centres around a comfortable living space that flows seamlessly into a conservatory, extending the accommodation and creating a bright, versatile area ideal for dining, relaxing or home working. A downstairs cloakroom adds everyday convenience. Upstairs, the property provides two bedrooms, served by a refitted family bathroom finished to a modern standard. Solar panels which are owned outright and gas central heating enhance energy efficiency and help to reduce running costs. Outside, the home benefits from allocated parking for two vehicles, a particularly valuable feature for properties of this style, while the cul de sac position ensures a quieter, more private environment. An ideal opportunity for those seeking a modern, easy-to-manage home in a tucked-away location with strong practical appeal.





Ground Floor



First Floor

Entrance Hall

Downstairs Cloakroom

Kitchen

Lounge

Conservatory

First Floor Landing

Bedroom One

Bedroom Two

Bathroom

Agents Note:

'Electric to the property is served by means of Solar (Owned Outright). Please contact the branch for more details'

Total floor area 67.3 m² (724 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

Mikanda Close, Wisbech

- Modern mid terraced house
- Two bedrooms
- Conservatory
- Refitted bathroom
- Cul de sac location

Tenure: Freehold EPC Rating: C
Council Tax Band: A

£160,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128112



Property Ref:
WSB128112 - 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