



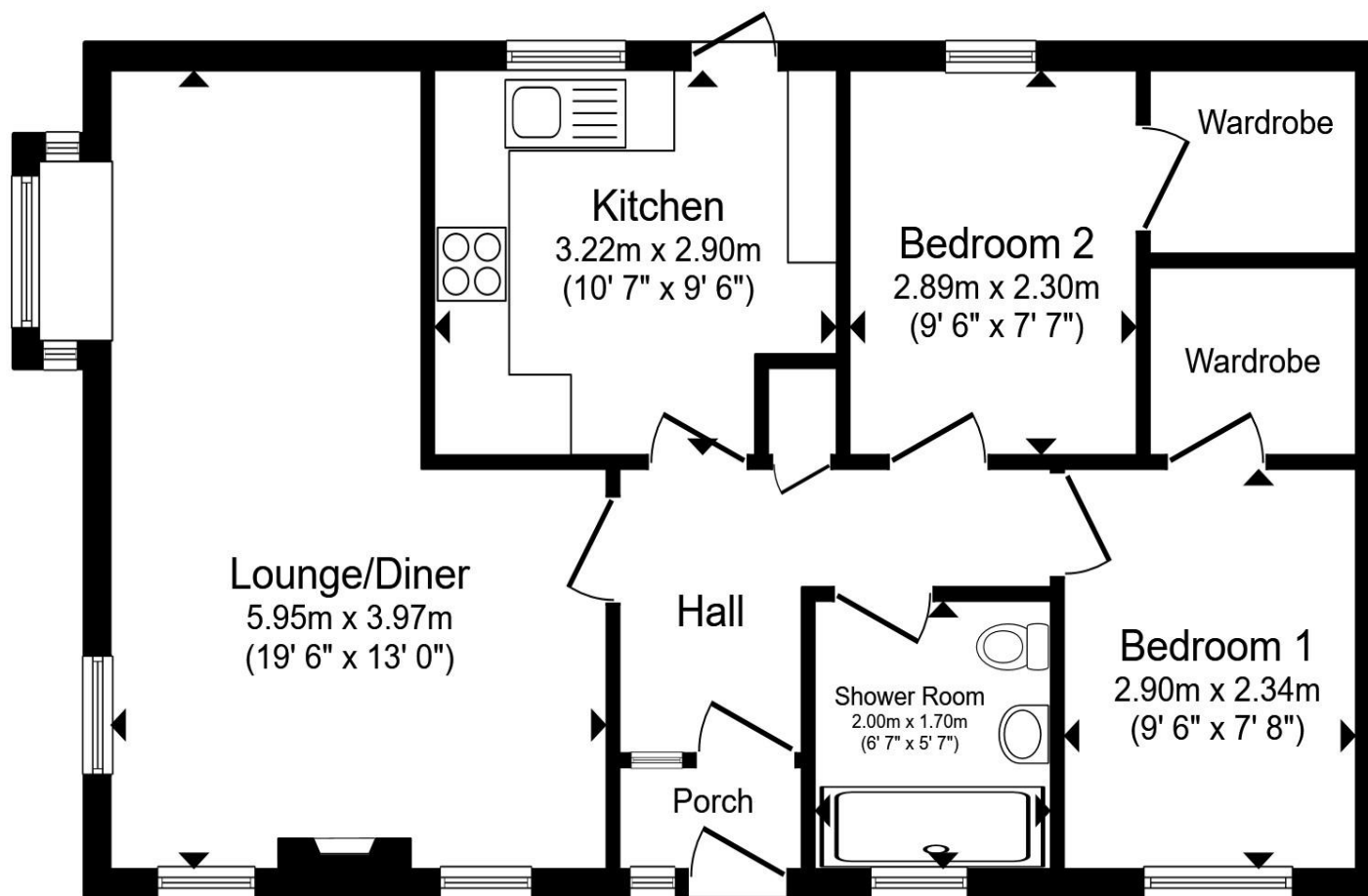
Osborne Park, Osborne Road, Wisbech, PE13 3JY

Welcome to

Osborne Park, Osborne Road, Wisbech

Located within the popular Osborne Park development, this detached Park Home, available exclusively to the over 45's, offers low-maintenance living in a peaceful and well-established community. The accommodation includes two bedrooms and a spacious 19' lounge/dining room, providing an ideal setting for relaxed living and dining. The kitchen includes a dishwasher and the Bathroom has been recently changed to a walk in power shower. The home benefits from PVCu double glazing throughout, ensuring energy efficiency and comfort. Outside, the property enjoys its own private driveway, offering convenient off-road parking directly beside the home. The plot also provides manageable outdoor space, perfect for those seeking an easy-care lifestyle. Offered with no onward chain, this is an excellent opportunity for those looking to downsize or enjoy a quieter pace of life in a friendly residential 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.





Entrance Hall

Lounge/Dining Room

Kitchen

Bedroom One

Bedroom Two

Shower Room

Agents Note:

There are a number of obligations on both Sellers and Buyers when completing the process for purchasing a Park Home and we recommend taking advice from a Solicitor or other Professional - independent from the Seller or Site Owner - when buying a home.

Sites often have requirements specific to the purchase of a property and to 'the Site' in general, which could include paying the Site Owner's commission. Intending Purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Total floor area 60.0 m² (646 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

Osborne Park, Osborne Road, Wisbech

- Two bedroom Park Home
- Available exclusively to the over 45's
- 19' Lounge/dining room
- Private driveway
- No onward chain

Tenure: EPC Rating: Exempt
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£70,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128065



Property Ref:
WSB128065 - 0007

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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