



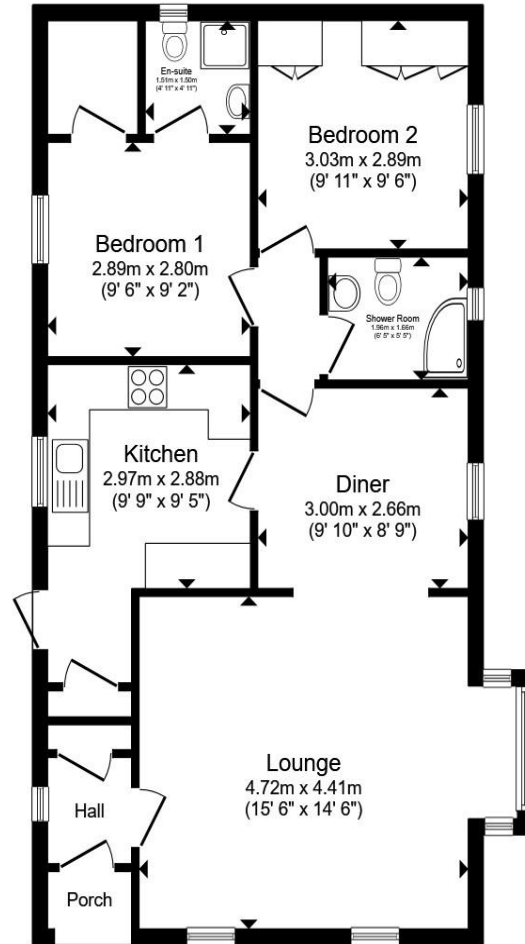
**Osborne Park, Osborne Road, Wisbech PE13 3JY**

## Welcome to

### Osborne Park, Osborne Road, Wisbech

Situated on the popular Osborne Park development and available exclusively for the over 45's, this well-presented established Park Home offers spacious and comfortable accommodation, together with the advantage of no onward chain. The property provides two double bedrooms, with the principal bedroom benefiting from a walk-in wardrobe and a stylish refitted en-suite shower room, creating an impressive private suite. The accommodation also includes two reception areas, offering flexible living and dining space ideal for relaxing or entertaining. The home further benefits from a refitted kitchen and a refitted bathroom, both thoughtfully updated in a modern style. Externally, there is a single garage together with private driveway parking, a valuable feature for homes within residential park developments. Combining generous room sizes, modern improvements and a peaceful community setting, this is an excellent opportunity for buyers seeking low-maintenance living in a sought-after over 45's development.





Total floor area 73.4 m<sup>2</sup> (790 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**

**Lounge**

**Dining Area**

**Kitchen**

**Inner Hallway**

**Master Bedroom**

**En-Suite Shower Room**

**Bedroom Two**

**Bathroom**

**Garage**

**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.

**Agents Note:**

'There is a easement on the title, please enquire with the branch' - Shared Access Road

## Welcome to

### Osborne Park Osborne Road, Wisbech

- Established Park Home
- Two double bedrooms
- Master with en-suite and walk-in wardrobe
- Refitted kitchen and Bathroom
- Single garage and private driveway parking

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.

# £125,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB128697](http://williamhbrown.co.uk/Property/WSB128697)



Property Ref:  
WSB128697 - 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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