





Church Road, Walpole St. Peter Wisbech PE14 7NS

william h brown

Welcome to

Church Road, Walpole St. Peter Wisbech

Situated in a non-estate village location, this modern semi-detached house offers well-proportioned accommodation, combining contemporary living with a practical and versatile layout. Immaculately presented throughout, the property is ready to be enjoyed by its next owners. The first-floor accommodation comprises three generous bedrooms, including a master bedroom benefiting from en-suite facilities. On the ground floor, two separate reception rooms provide flexible living and dining options, catering for both everyday family life and entertaining. A downstairs cloakroom adds further convenience. Externally, the property benefits from a single garage and multi-vehicle off-road parking, providing excellent provision for parking and storage. Combining spacious accommodation, an immaculate interior and a non-estate village setting, this attractive modern home is an excellent opportunity for buyers seeking a well-maintained property with plenty of space and the benefit from NO ONWARD CHAIN!! Early viewing is highly recommended to appreciate all that this appealing home has to offer. 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.



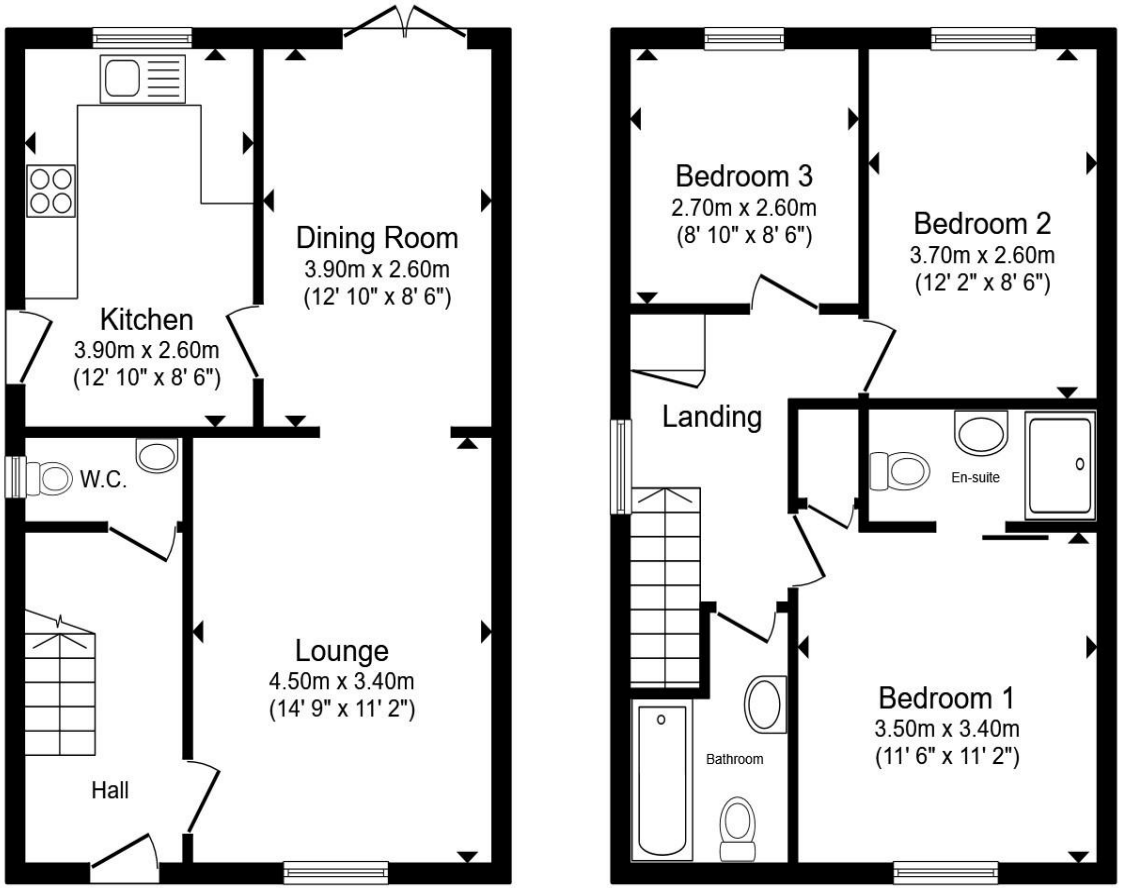












Ground Floor **First Floor**

Entrance Hall

Downstairs Cloakroom

Lounge

Dining Room

Kitchen

First Floor Landing

Master Bedroom

En-Suite Shower Room

Bedroom Two

Bedroom Three

Family Bathroom

Garage

Agents Note:
'Heating to the property is served by Oil. Please contact the branch for more details'

Total floor area 91.2 m² (981 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

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Welcome to

Church Road, Walpole St. Peter Wisbech

- Modern semi-detached house
- Three bedrooms with en-suite to master
- Two receptions
- Downstairs cloakroom
- Non-estate village location
- NO ONWARD CHAIN!

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

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the Lynn Road signposted Walsoken & Port Area. Proceed out of town and at the mini roundabout continue straight on. At the next roundabout turn left signposted West Walton Highway. Continue along and take the third turning left signposted Walpole St Peter into West Drove North. Proceed along and at the junction take note of the Lions Service Station immediately in front of you and turn right into Walnut Road. Follow the road through and turn left into Church Road where the property will then be found on your right hand side.

£240,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB129234

The Property Ombudsman

Property Ref:
WSB129234 - 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.

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