



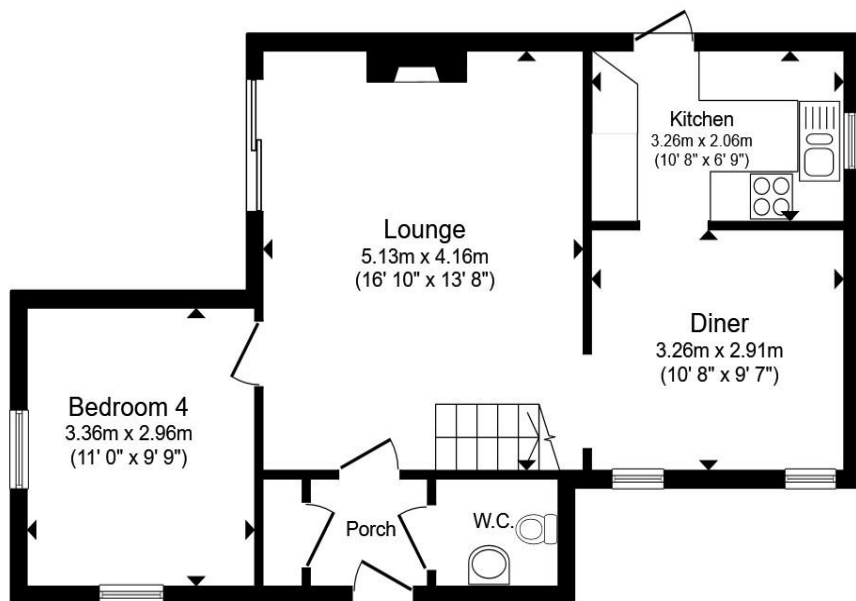
Prince Of Wales Close, Wisbech, PE13 3HN

Welcome to

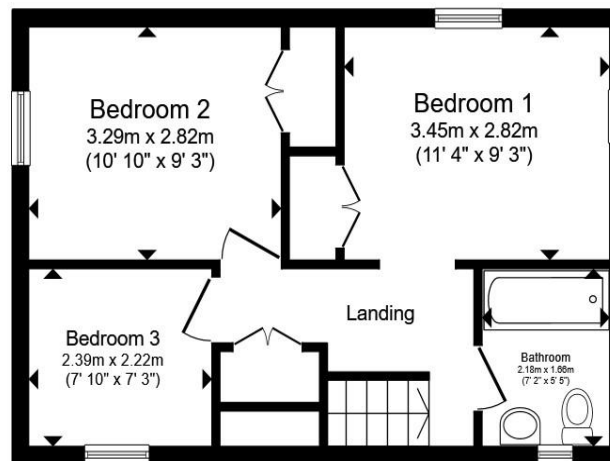
Prince Of Wales Close, Wisbech

Situated on the popular Prince of Wales Close, Wisbech, this well-proportioned three/four bedroom detached home offers versatile accommodation, making it an ideal first-time purchase or investment opportunity. The property welcomes you into a bright and spacious ground floor comprising a comfortable living room, a separate dining room, and a third reception room which provides excellent flexibility and is well suited for use as a ground floor bedroom, home office or playroom. This adaptable layout allows the property to function comfortably as a three or four bedroom home, depending on individual needs. Completing the ground floor is a well-equipped kitchen and a convenient WC. To the first floor, the accommodation continues with two generous double bedrooms, a single bedroom, and a family bathroom. Externally, the property benefits from an easy-to-maintain enclosed rear garden with the added advantage of a single garage located to the rear of the property and accessible behind the garden. Offering both space and flexibility in a sought-after residential location, this home presents a fantastic opportunity for buyers looking to step onto the property ladder. 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

- Porch**
- Lounge**
- Dining Room**
- Kitchen**
- Downstairs Bedroom 4**
- First Floor Landing**
- Bedroom One**
- Bedroom Two**
- Bedroom Three**
- Bathroom**

Total floor area 92.1 m² (992 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

Prince Of Wales Close, Wisbech

- Detached 3/4 Bed House
- Single Garage
- 2 Reception Rooms
- Enclosed Rear Garden
- Town Location
- No Onward Chain
- Ideal For First Time Buyers and Investors

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

£180,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128544



Property Ref:
WSB128544 - 0005

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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