



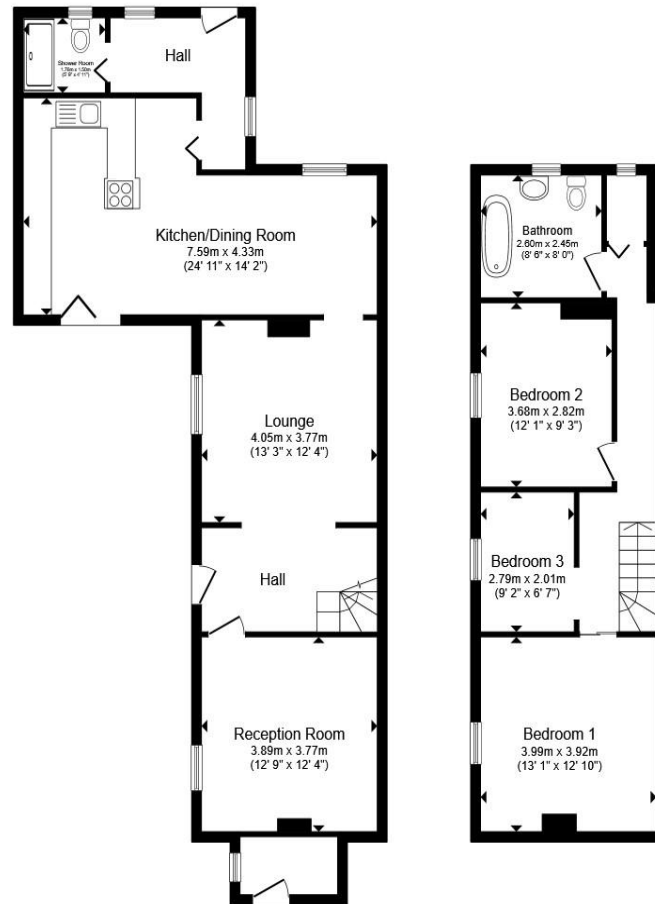
River Road, West Walton Wisbech PE14 7EX

Welcome to

River Road, West Walton Wisbech

An established semi-detached house occupying a generous plot approaching 0.25 acres (S.T.S.) in a rural location. The property offers spacious and versatile accommodation, making it an appealing home for those seeking additional living space and a substantial garden. The property features three bedrooms and two reception rooms, providing excellent flexibility for family living, dining or home working. A particular feature is the impressive 24' kitchen/dining room, offering plenty of space for everyday family life and entertaining. There is a downstairs shower room together with a refitted first-floor bathroom, providing practical facilities across both levels. Outside, the generous plot provides multi-vehicle off-road parking and plenty of outdoor space, whilst the rural setting adds to the property's appeal. Offered with no onward chain, this property provides an excellent opportunity to acquire a spacious home with a sizeable plot in a peaceful rural location. 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 Hallway**
- Lounge**
- Reception Room**
- Kitchen/Dining Room**
- Utility Room**
- Downstairs Shower Room**
- First Floor Landing**
- Bedroom One**
- Bedroom Two**
- Bedroom Three**
- Bathroom**
- Brick Store**

Total floor area 126.6 m² (1,363 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

River Road, West Walton Wisbech

- Established semi-detached house
- Three bedrooms and two reception rooms
- Plot approaching 0.25 acres (S.T.S.)
- Rural location
- No onward chain

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

£255,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB129203



Property Ref:
WSB129203 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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