



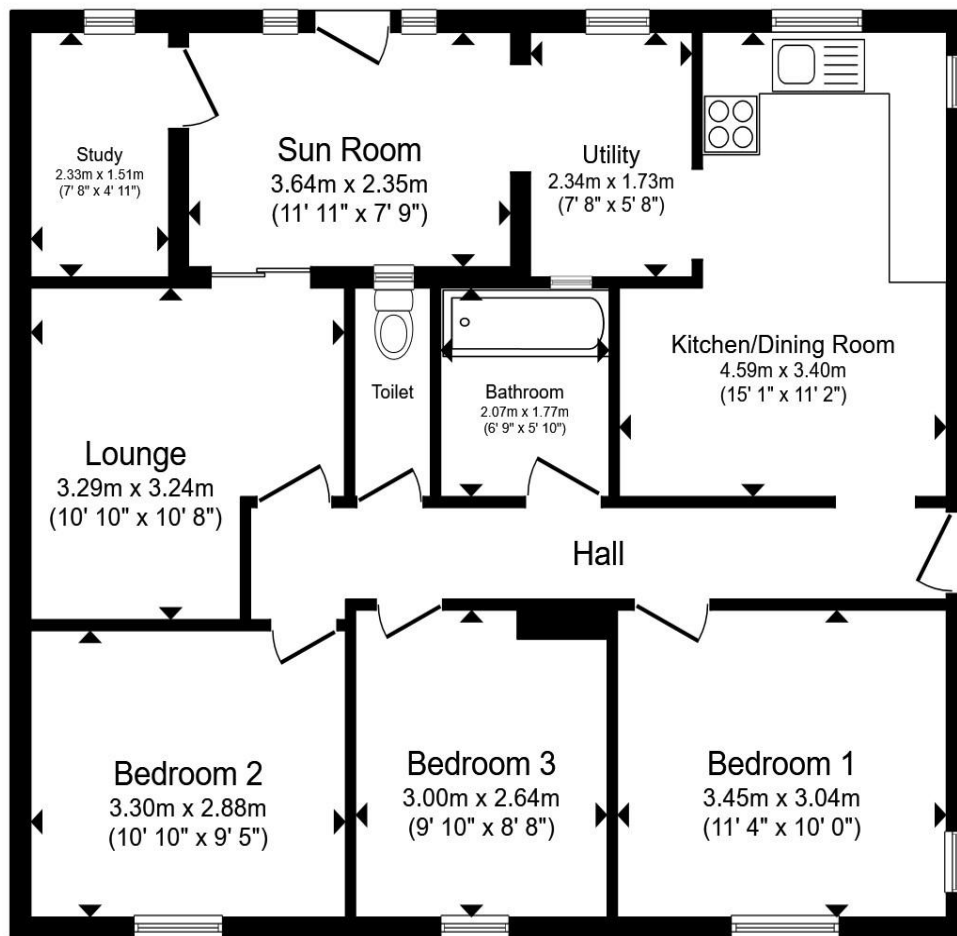
Magazine Close, WISBECH PE13 1LH

Welcome to

Magazine Close, WISBECH

The property features a fitted kitchen with a range of base and wall units, integrated oven and hob, ample worktop space, and room for an upright fridge/freezer. A separate utility room provides additional storage space, while the adjoining sun room enjoys views over the rear garden and offers an excellent space to relax or entertain. There are three well-proportioned bedrooms. The accommodation is further enhanced by a family bathroom fitted with a three-piece suite, together with a separate cloakroom for added convenience. Externally, the property is approached via a pedestrian pathway, leading to an attractive, low-maintenance front garden enclosed by a picket fence and gate. To the rear, the private enclosed garden has been designed for ease of upkeep and features gravelled areas, a paved seating space, and raised flower beds, creating a pleasant outdoor environment to enjoy throughout the year. Please note that the property is of non standard construction. 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

Kitchen / Dining Room

Utility

Sun Room

Study

Lounge

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Seperate Wc

Agents Note:

'The property is of non- standard construction, please seek confirmation of lending ability and liaise with your conveyancer.'

Total floor area 82.7 m² (890 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

Magazine Close, WISBECH

- THREE BEDROOMS
- CASH BUYERS
- NEW BOILER
- GREAT LOCATION
- SUNROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in excess of

£130,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128882



Property Ref:
WSB128882 - 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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