



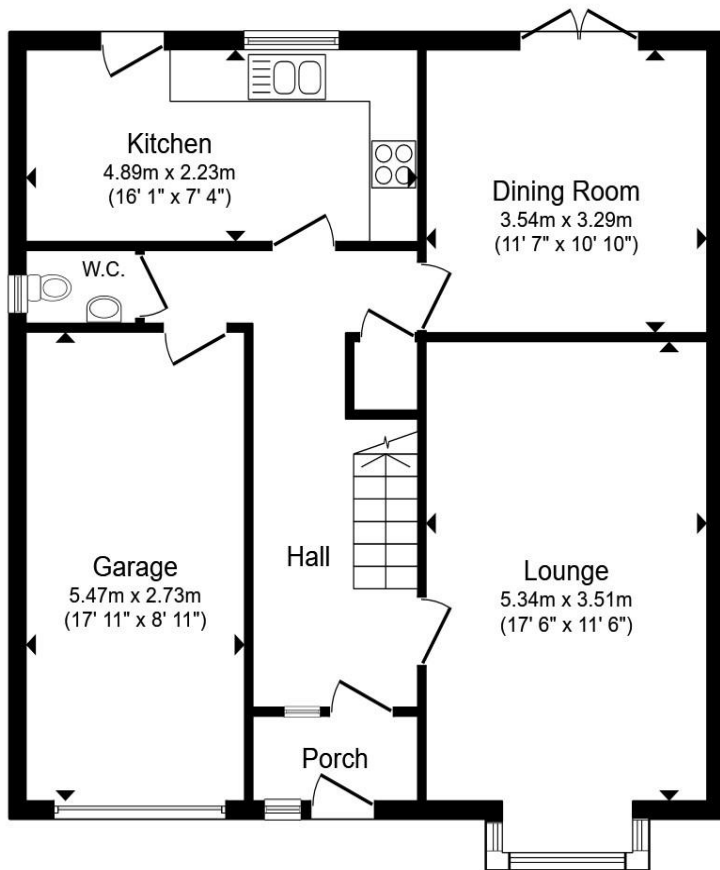
Churchfield Way, Wisbech St. Mary Wisbech PE13 4SY

Welcome to

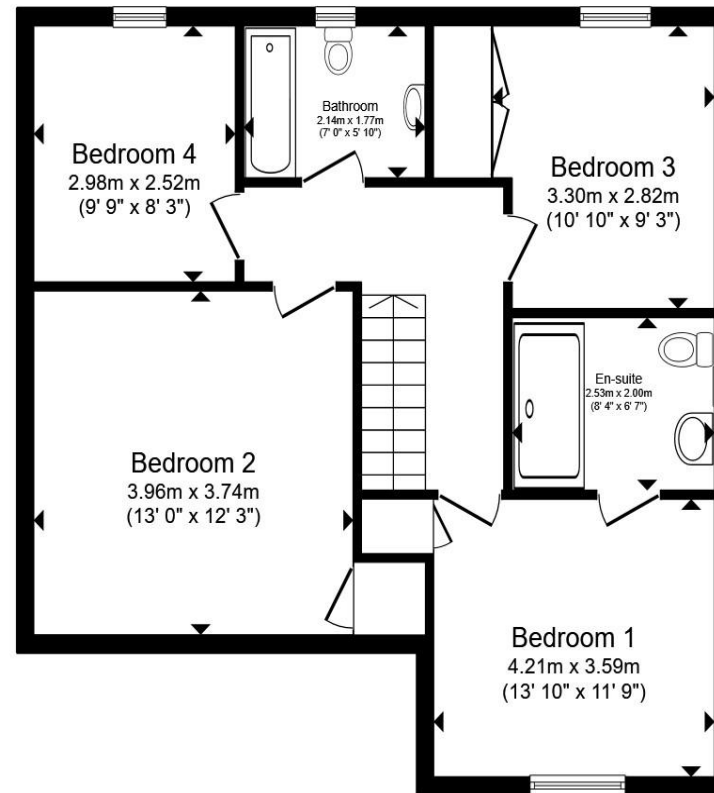
Churchfield Way, Wisbech St. Mary Wisbech

Situated in the popular village of Wisbech St Mary, on Churchfield Way, this spacious four-bedroom detached home is perfectly suited to family living. Ideally located within walking distance of local amenities and the village school, the property offers both convenience and a welcoming community setting. Internally, the accommodation comprises two generous reception rooms, a well-appointed kitchen, and a convenient downstairs WC. Upstairs, there are four well-proportioned double bedrooms, a family bathroom, and an en-suite to the master bedroom. Outside, the property benefits from off-road parking and a single garage to the front, while to the rear there is a well-maintained enclosed garden, providing an ideal space for relaxing, entertaining, and family enjoyment. A fantastic family home in a highly desirable village 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

Total floor area 141.2 m² (1,519 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



Porch

Hallway

Lounge

Dining Room

Kitchen

Downstairs Wc

First Floor Landing

Bedroom One

En-Suite Shower Room

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom

Agents Note:

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

Welcome to

Churchfield Way, Wisbech St. Mary Wisbech

- 4 Bedroom Detached House
- Single Garage & Off Street Parking
- Well Maintained Enclosed Rear Garden
- 2 Reception Rooms
- 4 Double Bedrooms
- Ensuite To Master Bedroom
- Downstairs WC
- Sought After Village Location

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

offers in excess of

£300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WSB128875 - 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.



william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk