



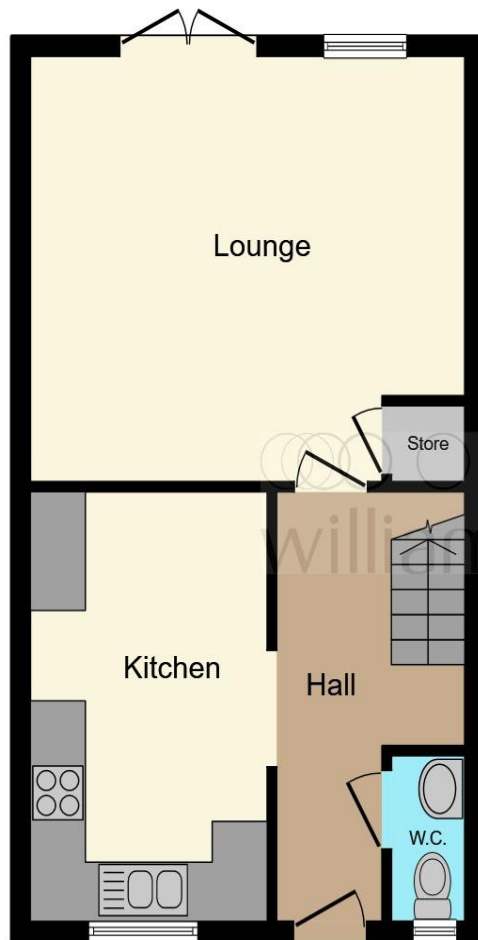
Fenmen Place, Wisbech PE13 3FA

Welcome to

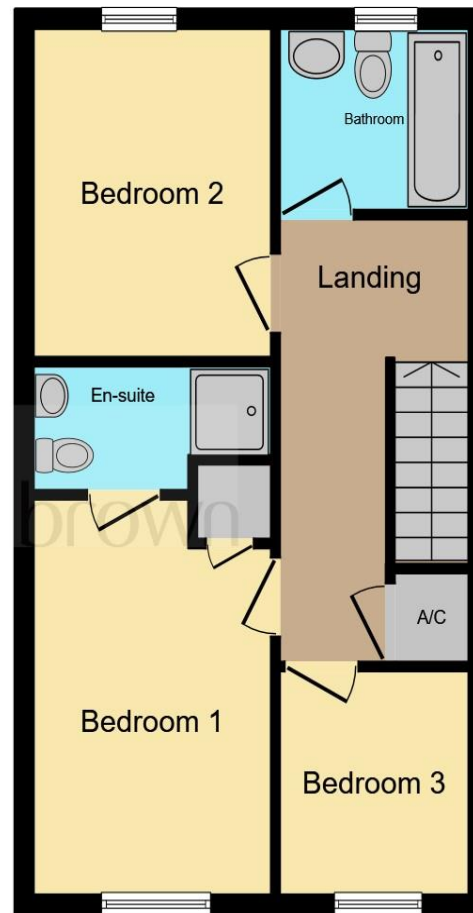
Fenmen Place, Wisbech

Tucked away in a quiet cul-de-sac on Fenmen Place, this stylish three-bedroom end terrace home blends modern living with everyday convenience-making it an ideal first step onto the property ladder. Step inside and be welcomed by a light, thoughtfully laid-out interior. The heart of the home is a spacious lounge with views over the rear garden, whilst there is also a contemporary kitchen-diner, perfect for laid-back evenings or entertaining friends. A downstairs cloakroom adds to the functionality, while the air source heat pump system ensures energy-efficient comfort all year round. Upstairs, the master bedroom benefits from an en-suite shower room, creating a private retreat, while two additional bedrooms offer flexibility for guests, children, or even a home office. Outside, the property enjoys allocated parking, and the cul-de-sac setting means peace and quiet are part of daily life. With its modern features, well-maintained interiors, and excellent location, this home is a perfect match for first-time buyers or savvy investors. Don't miss the opportunity to make Fenmen Place your new home.





Ground Floor



First Floor

Entrance Hall

Downstairs Cloakroom

5' 6" x 2' 11" (1.68m x 0.89m)

Kitchen / Dining Room

13' 11" x 8' 5" (4.24m x 2.57m)

Lounge

15' 6" x 14' 4" maximum (4.72m x 4.37m maximum)

First Floor Landing

Bedroom One

13' 4" maximum x 8' 5" (4.06m maximum x 2.57m)

En-Suite

8' 5" x 4' 1" (2.57m x 1.24m)

Bedroom Two

10' 10" x 8' 5" (3.30m x 2.57m)

Bedroom Three

7' 7" x 6' 9" (2.31m x 2.06m)

Family Bathroom

6' 9" x 6' (2.06m x 1.83m)

Agents Note:

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

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.focalagent.com

Welcome to

Fenmen Place, Wisbech

- Modern end terraced house
- Three bedrooms with en-suite to master
- Downstairs cloakroom
- Air source pump heating system
- Cul de sac location

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

offers in excess of

£185,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128004



Property Ref:
WSB128004 - 0004

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