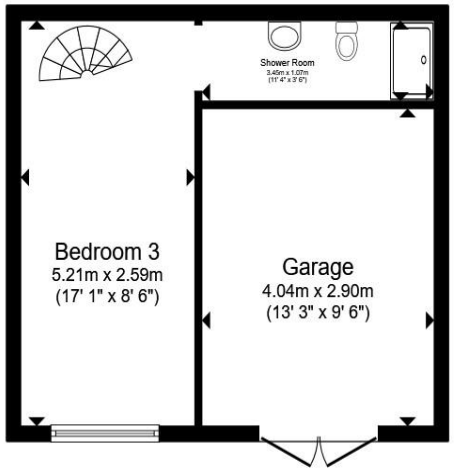
**Bruce Court, Chapel Road, Wisbech, PE13 1RW**

william h brown

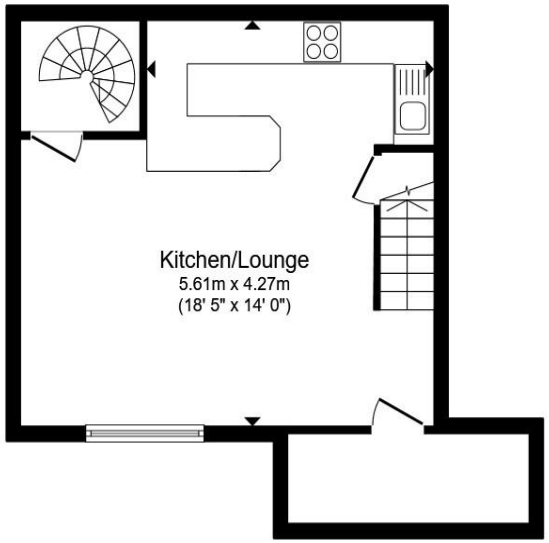
*Welcome to*

# Bruce Court, Chapel Road, Wisbech

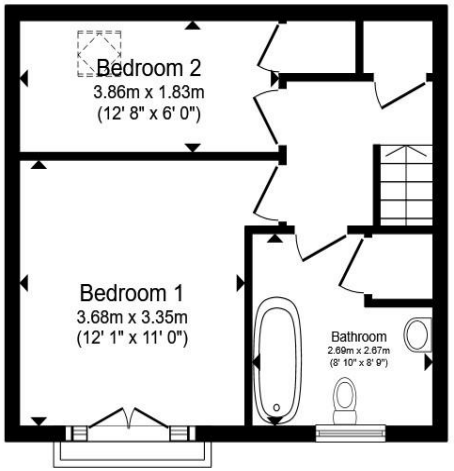
This property is over three floors and offers spacious living throughout. On the ground floor, the property benefits from a garage, a useful store room, and an additional reception room which could be utilised as a sitting room, home office, or third bedroom. The main entrance is located on the first floor, opening into a generous open-plan kitchen and living area, providing a bright and sociable space for everyday living. A feature spiral staircase offers internal access between the ground and first floors, adding character to the property. The second floor comprises two well-proportioned bedrooms and a family bathroom. The principal bedroom enjoys the added benefit of a charming Juliet balcony, allowing plenty of natural light to flood the room. Externally, the property does not have a garden or driveway; however, the garage provides valuable off-road parking and benefits from a right of way access. 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




## Second Floor

**Ground Floor:**

**Bedroom Three**

**Shower Room**

**First Floor:**

**Kitchen / Lounge**

**Second Floor:**

**Bedroom One**

**Bedroom Two**

**Bathroom**

**Garage**

**Agents Note:**

There is a easement on the title, please enquire with the branch' - Gateway

Total floor area 108.2 m² (1,164 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

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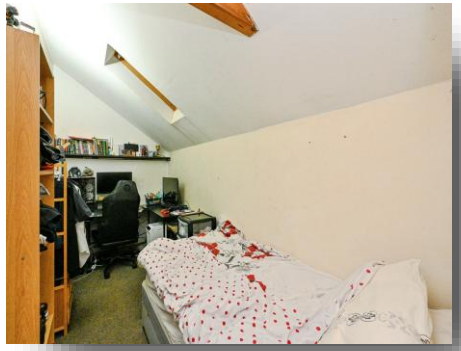
***Welcome to***

# Bruce Court, Chapel Road, Wisbech

- THREE BEDROOMS
- TWO BATHROOMS
- GARAGE
- NO ONWARD CHAIN
- GREAT LOCATION

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

# £110,000



Please note the marker reflects the postcode not the actual property

**view this property online** williamhbrown.co.uk/Property/WSB128833

The Property Ombudsman

Property Ref:
WSB128833 - 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.

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