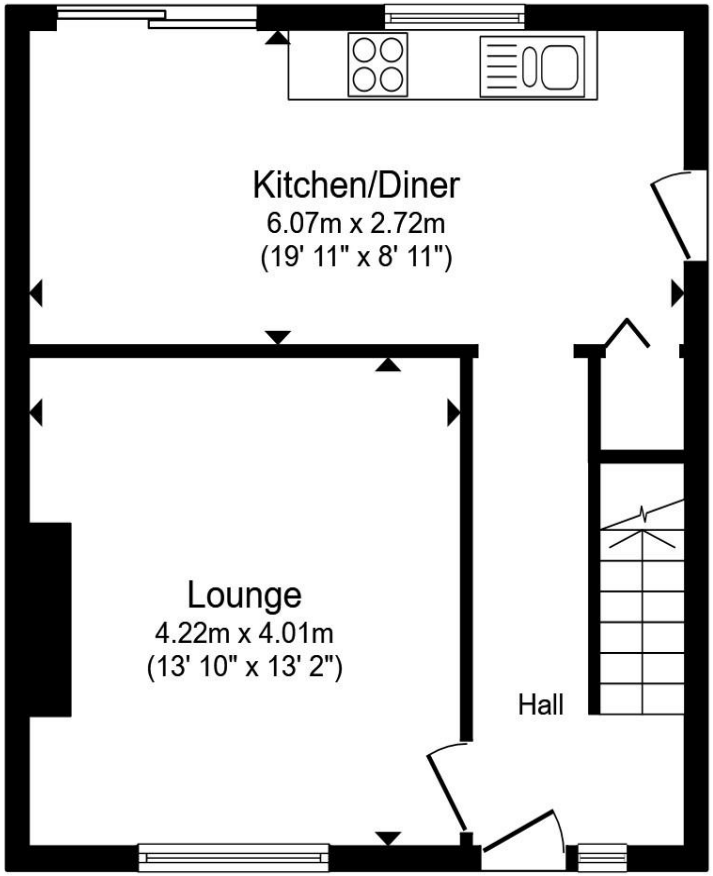
Springfield Road, Walpole St. Andrew Wisbech PE14 7LF

william
h brown

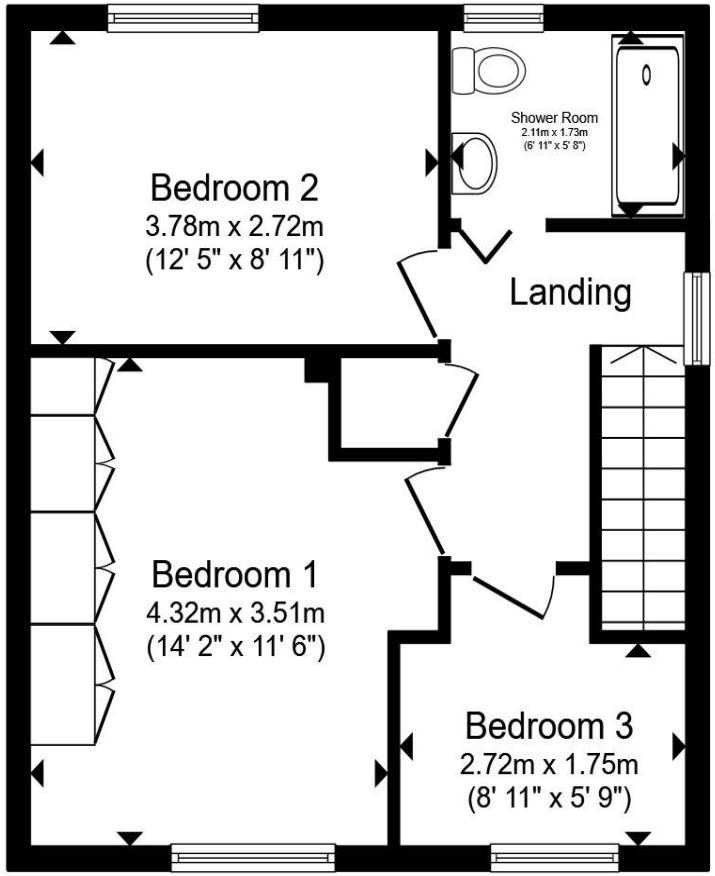
Welcome to

Springfield Road, Walpole St. Andrew Wisbech

Situated within a popular village and enjoying a pleasant cul de sac location, this beautifully presented modern semi-detached house offers stylish, ready-to-move-into accommodation. The property provides three bedrooms, complemented by a refitted shower room finished in a contemporary design. The standout feature of the home is the impressive 19' refitted kitchen/dining room, thoughtfully designed to create a spacious and sociable heart of the house - ideal for family life and entertaining alike. The remaining accommodation is equally well maintained, with the property presented in excellent decorative order throughout, allowing purchasers to simply unpack and enjoy. Externally, there is the added benefit of multi-vehicle off-road parking, a valuable feature for modern living. Combining modern upgrades, generous living space and a sought-after village setting, this superb home represents an excellent opportunity for a wide range of buyers. 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 85.4 m² (919 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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Entrance Hall

Lounge

Kitchen/Dining Room

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Shower Room

Agents Note:

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

Welcome to

Springfield Road, Walpole St. Andrew Wisbech

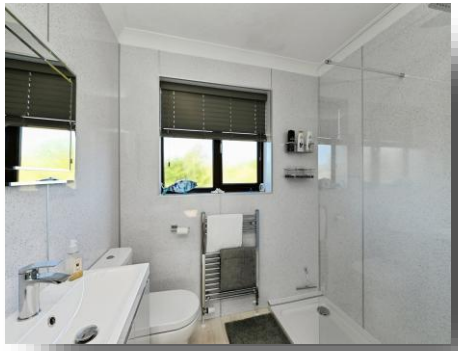
- Modern semi-detached house
- Three bedrooms
- Refitted kitchen and shower room
- Popular village, cul de sac location
- Beautifully presented throughout

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

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the B198 Lynn Road signposted Walsoken & Port Area. Continue out of town and at the mini roundabout proceed straight over. At the second roundabout turn left signposted West Walton Highway. Proceed through the village and turn left into West Drove North signposted Walpole St Peter. Proceed to the "T" junction and turn left into Police Road. Continue along and at the next "T" junction turn right into Wisbech Road. Turn right into Springfield Road where the property will be found on the left hand side. Look out for our board!

£235,000



view this property online williamhbrown.co.uk/Property/WSB128565

Please note the marker reflects the postcode not the actual property

The Property Ombudsman

Property Ref:
WSB128565 - 0003

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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