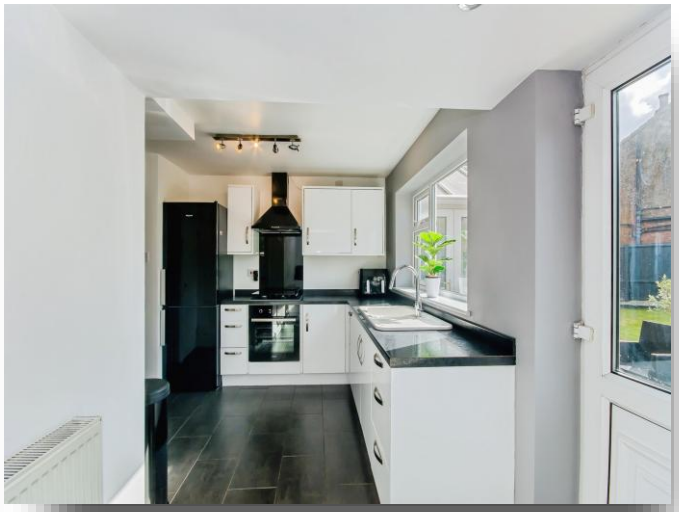






**Willow Way, Wisbech PE13 2SY**

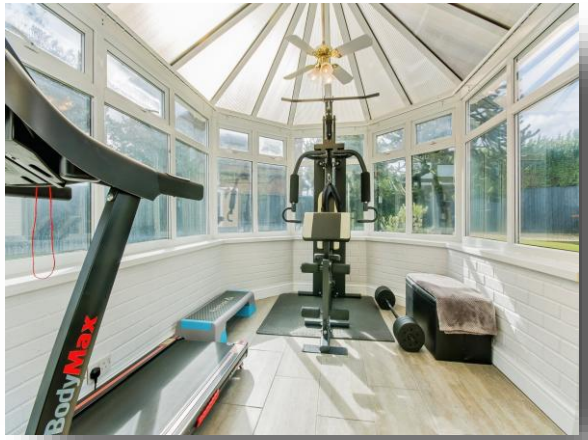
william h brown

*Welcome to*

# Willow Way, Wisbech

Situated at the end of a quiet cul-de-sac on the popular Willow Way, this immaculately presented three-bedroom semi-detached home offers stylish and versatile accommodation, ideal for families and professionals alike. The property boasts modern décor throughout and is ready to move straight into. To the first floor are two generous double bedrooms, a further single bedroom, and a spacious family bathroom featuring both a separate bath and shower cubicle. The ground floor comprises a bright lounge/diner, contemporary fitted kitchen, conservatory, and convenient cloakroom. A standout feature is the converted garage room, which can be accessed internally or externally and provides flexible space for a home office, playroom, beauty room, or hobby room. Outside, the property benefits from off-road parking on a gravelled driveway and a beautifully maintained rear garden, offering a high degree of privacy and an ideal space for relaxing or entertaining. An early viewing is highly recommended to appreciate all this superb home has to offer. 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.


















**Porch**

**Entrance Hall**

**Lounge / Diner**
26' 9" x 12' 4" Maximum ( 8.15m x 3.76m Maximum )

**Conservatory**
12' 5" x 8' 2" ( 3.78m x 2.49m )

**Kitchen**
9' 9" x 16' 10" maximum ( 2.97m x 5.13m maximum )

**Downstairs Cloakroom**
4' 4" x 8' ( 1.32m x 2.44m )

**Salon/Home Office**
16' 4" x 7' 9" ( 4.98m x 2.36m )

**First Floor Landing**

**Bedroom One**
13' 11" x 11' ( 4.24m x 3.35m )

**Bedroom Two**
12' 8" x 9' 9" ( 3.86m x 2.97m )

**Bedroom Three**
9' 1" x 7' 5" ( 2.77m x 2.26m )

**Bathroom**
6' 8" x 8' 9" ( 2.03m x 2.67m )

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

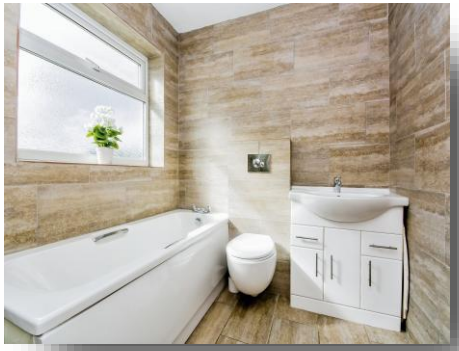
***Welcome to***

## Willow Way, Wisbech

- 3 Bed Detached House
- 2 Double Bedrooms with a Further Single
- Modern Decor Throughout
- Spacious Living Room Diner and Separate Beauty Room/ Play Room/ Home Office
- Conservatory & Downstairs WC
- Off Street Parking
- Well Maintained Enclosed Rear Garden
- Cul- De- Sac Location

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

# £280,000










Please note the marker reflects the postcode not the actual property

**view this property online** williamhbrown.co.uk/Property/WSB129377

The Property Ombudsman

Property Ref:
WSB129377 - 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.

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.