



**Primrose Gardens, Christchurch, Wisbech, PE14 9PY**

**Welcome to**

**Primrose Gardens, Christchurch, Wisbech**

NO FORWARD CHAIN offered on this deceptively spacious, semi detached bungalow located on a private development of just 4 properties, in the popular village of Christchurch. The property offers 2 double bedrooms, a bathroom, kitchen / diner, lounge to rear overlooking the generous rear garden plus off road parking for multiple cars. The property is located at the end of the development and is the largest plot on the development. Call now for more information or to arrange a viewing!





**Entrance Hall**

**Lounge**

12' 5" x 13' 3" ( 3.78m x 4.04m )

**Kitchen**

12' 5" x 10' 10" ( 3.78m x 3.30m )

**Bedroom 1**

10' 8" x 12' 11" Max ( 3.25m x 3.94m Max )

**Bedroom 2**

12' 11" x 11' 3" ( 3.94m x 3.43m )

**Bathroom**

7' 1" x 6' 4" ( 2.16m x 1.93m )

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Welcome to

### Primrose Gardens, Christchurch, Wisbech

- Modern Semi Detached Bungalow
- Two Double Bedrooms
- Ample Off Road Parking
- Village Location
- Generous Plot
- NO FORWARD CHAIN

Tenure: Freehold EPC Rating: E

Council Tax Band: B

offers in excess of

# £165,000



**view this property online** [williamhbrown.co.uk/Property/WSB126003](http://williamhbrown.co.uk/Property/WSB126003)



Property Ref:

WSB126003 - 0006

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.

### Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Upon entering the village of Outwell at the roundabout turn right and then left into Isle Road. Continue through the village of Outwell to the village of Upwell. Proceed along following the signs to Christchurch with the sixteen foot river on your right. Turn left into the village of Christchurch and take the first turning right into Wayside Estate where Primrose Gardens will be found on your left hand side,



Please note the marker reflects the postcode not the actual property



william h brown



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