

DIRECTIONS

SATNAV: PE14 7LT

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.



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13 Market Lane Walpole St. Andrew Wisbech PE14 7LT

**TWO BEDROOM SEMI-DETACHED HOUSE WITH STABLES AND
PADDOCK**

Wisbech

£325,000 Freehold

01553 692828
sales@brittons.net





WALPOLE ST ANDREWS

Walpole St Andrew is a well-connected rural village situated within the Norfolk Fens, offering a peaceful countryside setting while benefiting from convenient access to a range of local amenities. The neighbouring village of Walpole St Peter provides a selection of everyday facilities, including a primary school, village hall and places of worship, supporting the needs of the local community. The local area is also home to the popular Brothers in Arms restaurant, together with Samuel's Farm Shop and Butchers, offering locally sourced produce, fresh meats and a well-regarded dining destination that serves both residents and visitors alike. A wider range of shopping, healthcare, educational and leisure facilities is available in the nearby town of King's Lynn, approximately 12 miles to the west. King's Lynn also offers a mainline railway station providing regular services to Cambridge and London. Good road connections via the A47 also provide convenient access to surrounding towns and the wider region, making Walpole St Andrew an attractive location for those seeking a rural environment with access to a broad range of services and amenities.

LOUNGE AND SITTING ROOM 23'2" x 16' (7.06m x 4.88m)
Two open plan reception rooms, log burner on both side of dividing wall. Bay window to front aspect, French doors to side aspect. three double radiators, wood effect flooring.

KITCHEN 19'2" x 21'5" (max) (5.84m x 6.53m (max))
Integrated hot and dishwasher, window to side aspect, single door and sliding door to rear. Door to bathroom. Two double radiators and wooden flooring.

BATHROOM 8'4" x 7'7" (2.54m x 2.31m)
Bath, WC, hand basin and walk in shower. Window to side aspect, double radiator and tiled flooring and walls.

BEDROOM ONE 12'7" x 10'8" (3.84m x 3.25m)
Built in wardrobes, and cupboard. Window to front aspect, double radiator, carpeted.

BEDROOM TWO 12' x 10'6" (max) (3.66m x 3.20m (max))
Window to side aspect, double radiator and laminate flooring.

W C
WC and hand Basin.

SOLAR PANELS
Feed-in tariff.

OUTBUILDINGS
In the rear garden there is a workshop, stables and tack room. All have power and lighting.

LAND
Approx. 1 acre of land (STMS). Side of the property has wooden gates, a single pedestrian gate and a large double gate for vehicle access, enough room for horse box. The rear garden is separated into two sections, with access from the kitchen to the family garden, with patio and lawn areas. There is wooden fencing to the rear of the family garden that leads to the paddock area.

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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner, Hipla. A fee of £30 per client applies.

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Nestled in the charming village of Walpole St. Andrew, Wisbech, this delightful semi-detached house offers a perfect blend of character and modern living. With two spacious reception rooms, the open plan layout creates a warm and inviting atmosphere, ideal for both relaxation and entertaining.

The property boasts two well-proportioned bedrooms, providing ample space for a small family or those seeking a comfortable retreat.

Set on approximately one acre of land, this home is a true haven for outdoor enthusiasts. The expansive grounds include a workshop, stables, a tack room, and a paddock, making it an excellent choice for those with equestrian interests or hobbies that require additional space. The family garden is perfect for children to play, or for hosting summer gatherings with friends and family.

This semi-detached house on Market Lane is not just a home; it is a lifestyle opportunity, combining the tranquillity of rural living with the convenience of nearby amenities. Whether you are looking to settle down or seeking a weekend retreat, this property is sure to impress. Don't miss the chance to make this charming house your new home.



While every effort has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, masses and other items are approximate and no responsibility is taken for any error or omission in the description. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency or life span. Made with Metropix ©2024



