



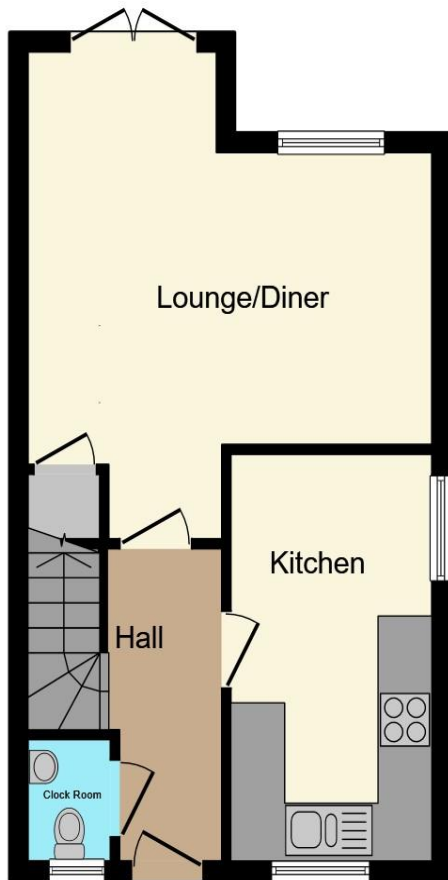
Copperfields, Wisbech PE13 2HJ

Welcome to

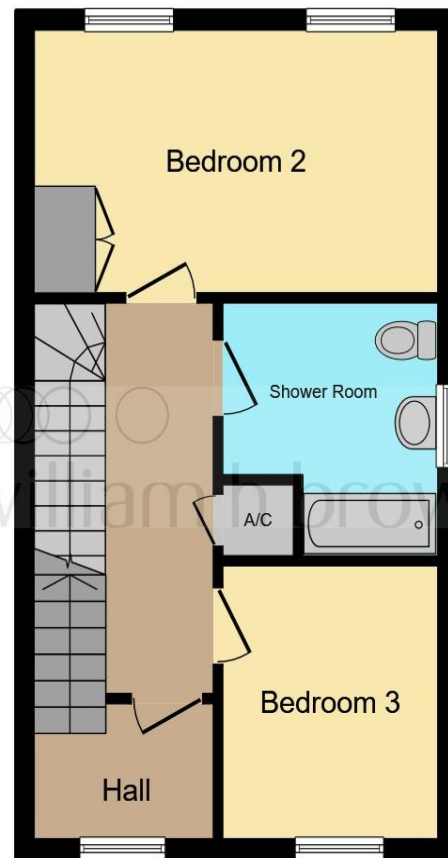
Copperfields, Wisbech

Located in the desirable Copperfields development in Wisbech, this spacious three-storey end-of-terrace home is perfect for families looking to step onto the property ladder. An ideal chance to own a beautifully presented home in a sought-after area. The ground floor comprises a modern kitchen, a convenient downstairs WC, and a bright lounge with direct access to the private rear garden-ideal for entertaining or relaxing. On the first floor, you'll find two generous bedrooms and the family bathroom, while the entire top floor is dedicated to a large master bedroom with its own en-suite, offering a private retreat. To the front, the property benefits from allocated parking and enjoys an open aspect overlooking the park, making it perfect for families with children or those who enjoy green space. Set close to local amenities, schools, and transport links, this home is in a prime location for convenient family living. 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.

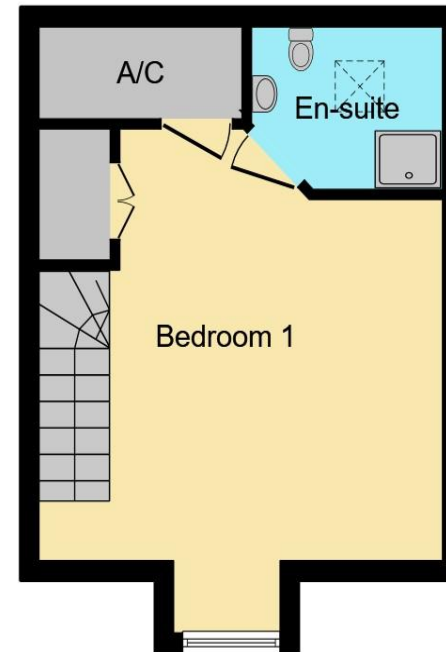




Ground Floor



First Floor



Second Floor

Lounge

15' 6" max x 14' 9" max (4.72m max x 4.50m max)

Kitchen/Diner

7' 4" x 13' 10" (2.24m x 4.22m)

Ds Wc

Bedroom 3

8' 2" x 8' 1" (2.49m x 2.46m)

Bedroom 2

8' 8" x 14' 9" max (2.64m x 4.50m max)

Family Bathroom

Second Floor

Bedroom 1

14' 8" approx x 14' 8" approx (4.47m approx x 4.47m approx)

Ensuite

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

Copperfields, Wisbech

- Three-storey, 3-bedroom end-of-terrace home
- Master suite with en-suite on top floor
- Downstairs WC, kitchen & bright lounge
- Two bedrooms & family bathroom on first floor
- Great family location close to schools & amenities

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£205,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127447



Property Ref:
WSB127447 - 0005

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.



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