



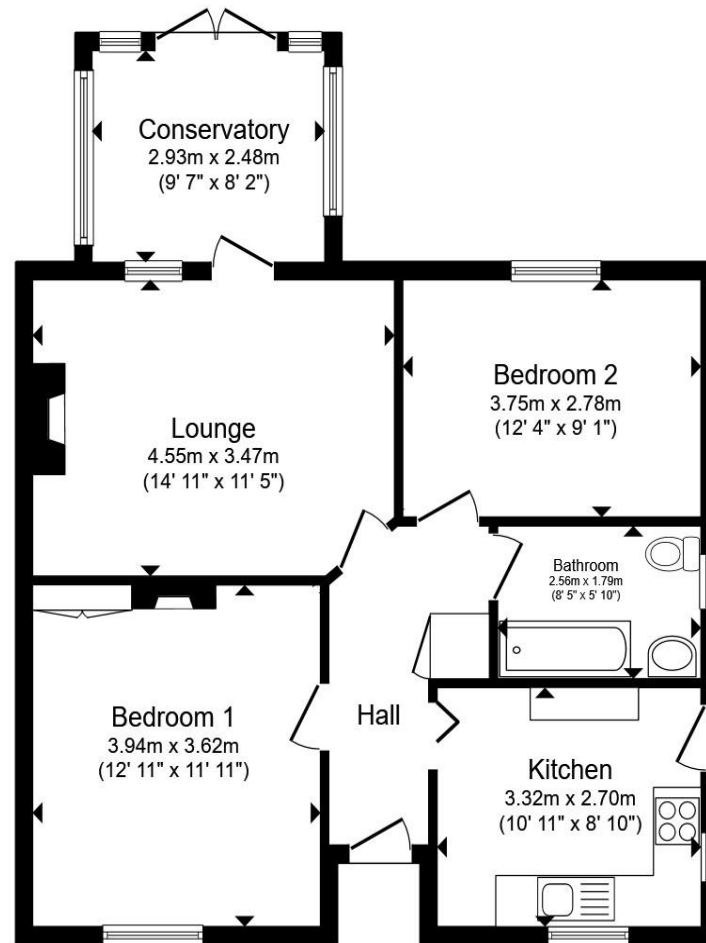
Boyces Road, Wisbech, PE13 2JT

Welcome to

Boyces Road, Wisbech

Set within a non-estate location, this established detached bungalow offers comfortable, single-level living with the benefit of no onward chain, making it ideal for downsizers or buyers seeking a smooth, uncomplicated move. The accommodation includes two well-proportioned double bedrooms, alongside a bright living space that flows into a conservatory, creating an inviting area to relax while enjoying views of the garden throughout the seasons. The vendor advises that the loft space is partially boarded providing additional storage space. Externally, the property benefits from off-road parking and a car port, providing practical and sheltered parking options. The detached nature of the bungalow offers a greater sense of privacy, while the non-estate setting adds to the appeal for those seeking a more individual location. Offering scope to personalise and enjoy at your own pace, this is a well-balanced bungalow in a convenient and desirable setting. 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.





Entrance Hall

Lounge

Conservatory

Kitchen

Bedroom One

Bedroom Two

Bathroom

Agents Note:

'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'

Total floor area 70.0 m² (754 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

Welcome to

Boyces Road, Wisbech

- Established detached bungalow
- Two double bedrooms
- Conservatory
- Non-estate location
- No onward chain

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

£170,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128140



Property Ref:
WSB128140 - 0007

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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