



Harrys Way, Wisbech, PE13 2TX

Welcome to

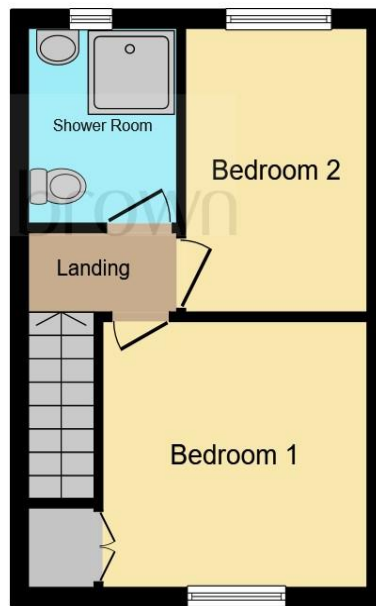
Harrys Way, Wisbech

CALLING AL FIRST-TIME BUYERS! Situated in a cul de sac location, this modern mid terraced house would be ideal for those wanting to get a foot on the property ladder. With two bedrooms and two reception rooms, the property also benefits from PVCu double glazing, allocated parking and is available to the market with no onward chain. 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

Entrance Hall

Dining Room

10' 6" x 13' 7" (3.20m x 4.14m)

Kitchen

10' x 7' 8" (3.05m x 2.34m)

Lounge

9' 8" x 11' 4" (2.95m x 3.45m)

First Floor Landing

Bedroom One

10' x 10' 2" excluding wardrobes (3.05m x 3.10m excluding wardrobes)

Bedroom Two

10' 6" x 7' 2" (3.20m x 2.18m)

Shower Room

7' 6" x 5' 11" (2.29m x 1.80m)

Unadopted Road Disclaimer

Please note that the property is situated on an unadopted road. Buyers are advised to make their own enquiries through their legal representative regarding any rights of access, maintenance obligations, associated costs and any agreements affecting the road.

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

Harrys Way, Wisbech

- Modern mid terraced house
- Two bedrooms
- Two reception rooms
- Cul de sac location
- No onward chain

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

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. At the third set of traffic lights turn right into Weasenham Lane and proceed along taking the third turning left into New Drove. Follow the road along and turn left into Harry's Way. Proceed round to the left where the property will be found on the left hand side.

£125,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB126977



Property Ref:
WSB126977 - 0008

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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