



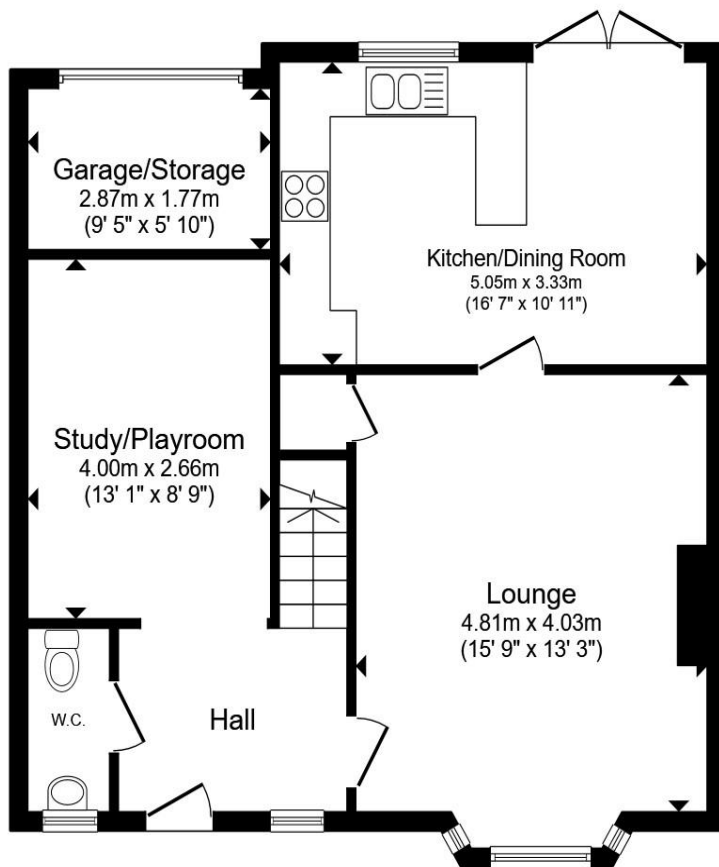
Kirkgate Street, Wisbech PE13 3QS

Welcome to

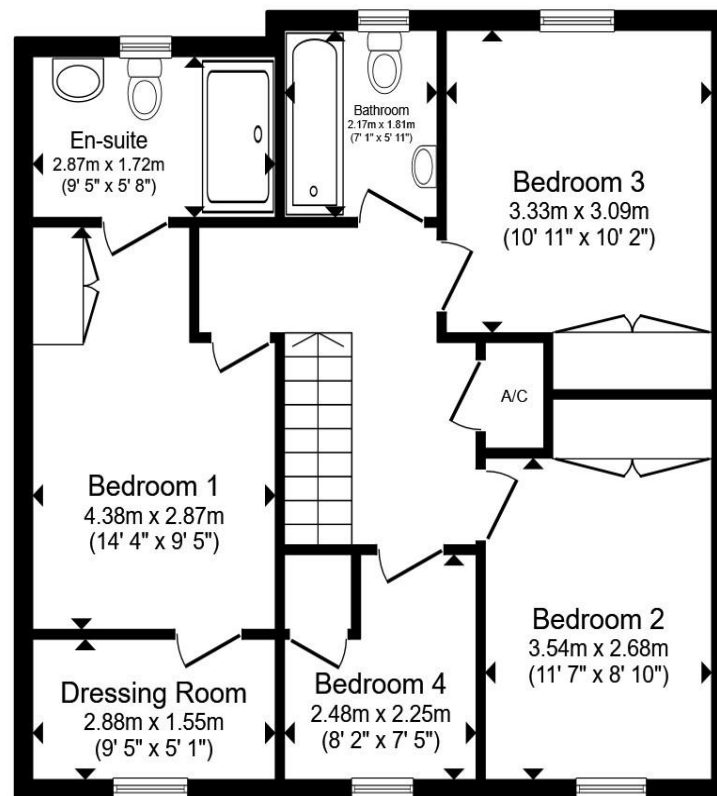
Kirkgate Street, Wisbech

Here's a revised version that comes in at approximately 1,150 characters including spaces: Situated in the village of Walsoken, this modern four-bedroom semi-detached home offers spacious accommodation ideal for family living. Less than ten years old, the property has been finished to a high standard throughout and is conveniently located close to local schools, shops and food establishments. The ground floor comprises a generous lounge, a modern kitchen/diner with integrated appliances, breakfast bar and space for a dining table, alongside a large playroom providing additional living space. There is also a convenient cloakroom/WC. Upstairs, there are four bedrooms, including three doubles and a further single, all benefiting from built-in wardrobes. The principal bedroom features a spacious en suite shower room and an additional room which could be used as a walk-in wardrobe, dressing room or home office. A family bathroom completes the accommodation. Outside, the property benefits from off-road parking for one vehicle and a low-maintenance enclosed rear garden. This fantastic home must be viewed to fully appreciate the space on offer. 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

Lounge

Kitchen / Dining Room

Study/Playroom

Downstairs Wc

First Floor Landing

Bedroom One

Dressing Room

En-Suite

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom

Garage/Storage

Total floor area 131.2 m² (1,412 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

Kirkgate Street, Wisbech

- 4 Bedroom Semi Detached House
- Off Street Parking & Enclosed Rear Garden
- Modern Decor Throughout
- 3 Large Double Bedrooms, 1 Further Single
- Master Bedroom with En Suite & Walk-In Wardrobe/Home Office
- Downstairs WC
- Kitchen/Diner, Separate Lounge & Playroom
- Village Location & Under 10 Years Old

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

offers in excess of

£240,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB129148



Property Ref:
WSB129148 - 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.



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