



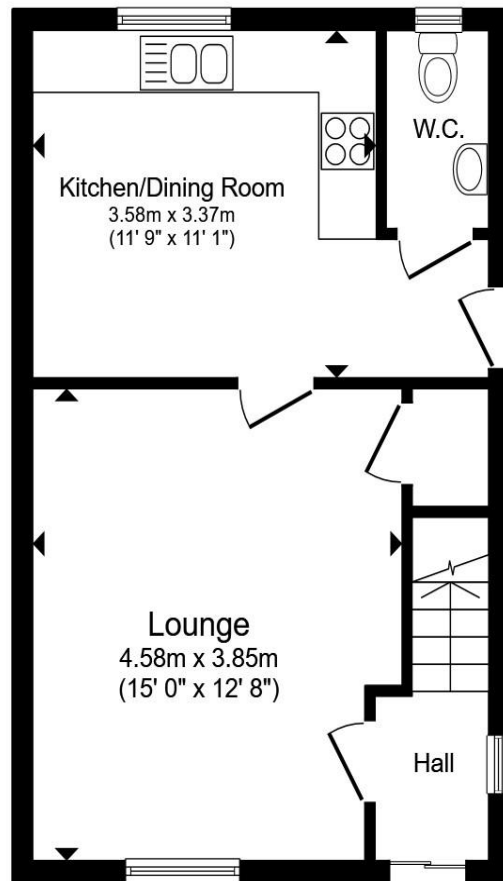
Beechings Close, Wisbech St. Mary, Wisbech, PE13 4SS

Welcome to

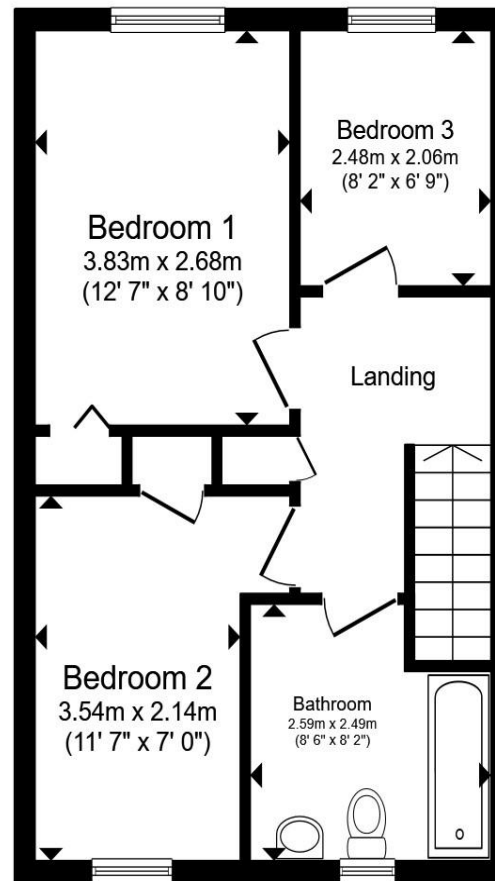
Beechings Close, Wisbech St. Mary Wisbech

The accommodation comprises an entrance hall leading into a stylish and comfortable living room, complete with useful under-stairs storage. To the rear of the property, the spacious kitchen forms the heart of the home, offering ample room for a dining table, making it perfect for both everyday living and entertaining. A convenient ground floor WC completes the layout. Upstairs, the landing provides access to a well-appointed family bathroom and three bedrooms. Bedrooms one and two are generous double rooms, both benefiting from built-in wardrobes, while the third bedroom, currently accommodating a double bed, would also make an ideal single room, nursery, or home office. Externally, the property offers off-road parking for multiple vehicles to the front. Gated side access leads to an enclosed rear garden, mainly laid to lawn and featuring two sheds. One is a standard garden shed, while the larger shed has been fully insulated and boarded, offering excellent potential for a home office, hobby space, or additional storage. 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

Total floor area 76.5 m² (823 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

Hall

Lounge

Kitchen / Dining Room

Downstairs Wc

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Agents Note:

'Heating to the property is served by Oil.
Please contact the branch for more details'

Welcome to

**Beechings Close, Wisbech St. Mary,
Wisbech**

- THREE BEDROOMS
- DETACHED
- FAMILY HOME
- WELL PRESENTED
- OFF STREET PARKING

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

£220,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128818



Property Ref:
WSB128818 - 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.

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