

**LOOK what's
coming onto
the market
soon...**



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Bunkers Hill, Wisbech St. Mary Wisbech PE13 4SQ


william
h brown

welcome to

Bunkers Hill, Wisbech St. Mary Wisbech

- Established detached cottage
- Two double bedrooms
- Two reception rooms
- 340 square foot workshop
- No onward chain

Tenure: Freehold EPC Rating: Awaited

£240,000

MORE THAN MEETS THE EYE! Situated in a non-estate location, this established detached cottage provides deceptively spacious accommodation and a country cottage lifestyle, and is available to the market with no onward chain. With two double bedrooms and two reception rooms, the property also benefits from two bathrooms, PVCu double glazing and a 340 square foot workshop. There is also a covered double car port and the property is situated centrally within the plot and is surrounded by mature, private gardens with high hedges and fences on all boundaries to give a nice feeling of seclusion.

Entrance Hall

Lounge

11' 5" x 25' 8" maximum (3.48m x 7.82m maximum)

Dining Room

7' 2" x 12' 6" (2.18m x 3.81m)

Kitchen

6' 7" x 15' 3" (2.01m x 4.65m)

Utility Room

6' 4" x 6' 2" (1.93m x 1.88m)

Wet Room

6' 5" x 3' (1.96m x 0.91m)

First Floor Landing/study Area

7' 5" x 12' 6" maximum (2.26m x 3.81m maximum)

Bedroom One

11' 6" x 10' 6" excluding wardrobes (3.51m x 3.20m excluding wardrobes)

Bedroom Two

11' 5" x 10' 10" excluding wardrobes (3.48m x 3.30m excluding wardrobes)

Bathroom

7' 1" maximum x 12' 9" maximum (2.16m maximum x 3.89m maximum)

Double Car Port

Workshop

16' 2" x 21' 4" (4.93m x 6.50m)

view this property online williamhbrown.co.uk/Property/WSB123341



Property Ref:

WSB123341 - 0003

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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