



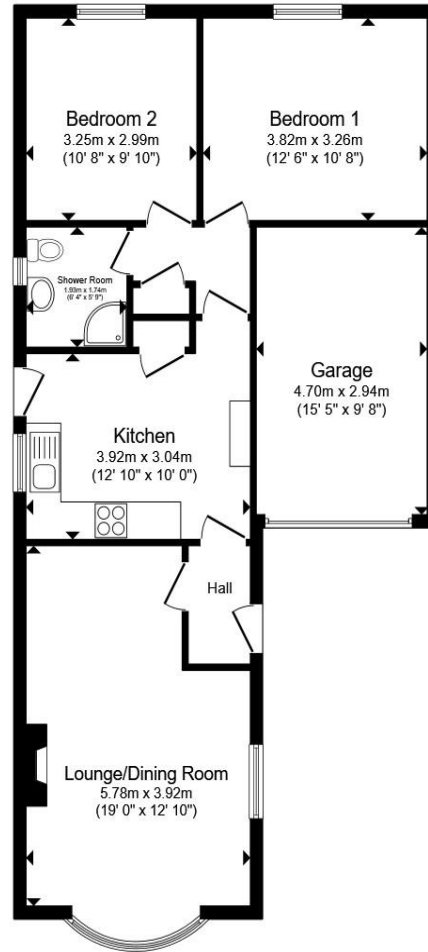
Falklands Drive, Wisbech PE13 2HX

Welcome to

Falklands Drive, Wisbech

Upon arrival, the property immediately impresses with its generous driveway, providing ample off-road parking for multiple vehicles, alongside a garage featuring an electric roller door for added convenience and security. The accommodation comprises a bright and spacious front lounge, flooded with natural light through its large windows, creating a warm and inviting atmosphere perfect for relaxing or entertaining guests. The well-appointed kitchen/diner is fitted to a high standard and offers ample space for dining, making it an ideal hub for everyday living and social occasions alike. The bungalow further benefits from two well-proportioned bedrooms, both offering comfortable accommodation and flexibility for a variety of buyers. A fresh and modern three-piece bathroom suite completes the internal accommodation. Externally, the property continues to impress with a private, low-maintenance rear garden, providing an attractive outdoor space to enjoy throughout the year with minimal upkeep required. 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.





Hallway

Lounge / Dining Room

Kitchen

Bedroom One

Bedroom Two

Bathroom

Garage

Total floor area 80.3 m² (864 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

Falklands Drive, Wisbech

- NO ONWARD CHAIN
- BUNGALOW
- TWO BEDROOMS
- DRIVEWAY
- GARAGE

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

£200,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB123302



Property Ref:
WSB123302 - 0002

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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