



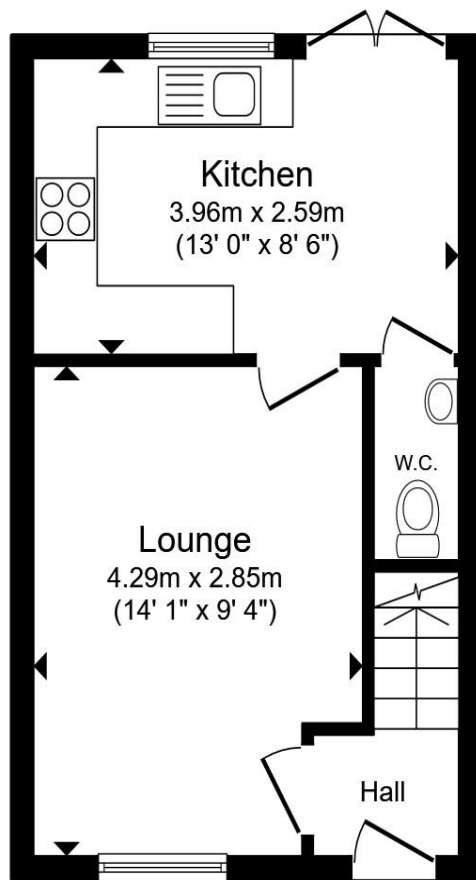
Trafalgar Court, Wisbech, PE13 3BP

Welcome to

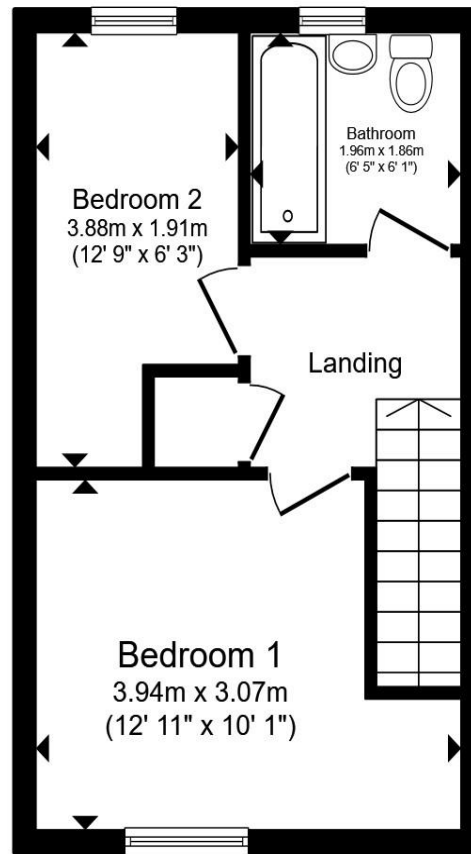
Trafalgar Court, Wisbech

Situated within a private cul de sac location close to the town centre, this modern semi-detached house offers well-proportioned accommodation ideal for first-time buyers, downsizers or investors. The property is available with no onward chain, ensuring a straightforward purchase. The home comprises two bedrooms, providing comfortable and versatile living space. The ground floor features a bright kitchen/dining room, offering ample room for both cooking and dining, together with a separate living area designed for relaxation. A downstairs cloakroom adds everyday convenience. Externally, the property benefits from an allocated parking space, an increasingly desirable feature for homes within walking distance of local amenities and the town centre. Combining modern construction, practical layout and a tucked-away yet convenient setting, this is an excellent opportunity to secure a well-located home. 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

Downstairs Cloakroom

First Floor Landing

Bedroom One

Bedroom Two

Bathroom

Total floor area 55.8 m² (601 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

Trafalgar Court, Wisbech

- Modern semi-detached house
- Two bedrooms
- Kitchen/dining room and downstairs cloakroom
- Private cul de sac location
- No onward chain

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

£140,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128477



Property Ref:
WSB128477 - 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.

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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