



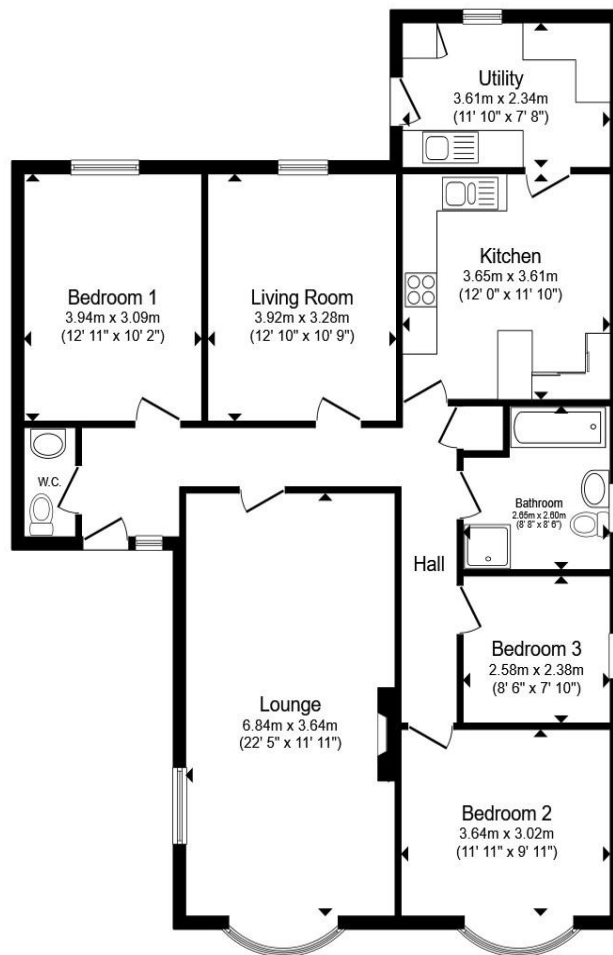
High Road, Gorefield Wisbech PE13 4PG

Welcome to

High Road, Gorefield Wisbech

Situated in the sought-after village of Gorefield, this well-maintained four bedroom detached bungalow offers spacious accommodation, generous gardens and excellent off-road parking. The property opens into a welcoming hallway, with a WC to the left, two double bedrooms to the rear and a spacious lounge to the front. The generous kitchen offers plenty of worktop space and a useful breakfast bar, leading into a separate utility room with further worktops, sink and space for a washing machine and tumble dryer. To the front of the bungalow are two further bedrooms and a family bathroom, benefiting from a bath, separate shower and vanity unit. Outside, the property is set well back from the road, with a large front garden providing privacy. A long driveway offers parking for six or more vehicles and leads to a single garage. To the rear is a spacious, immaculately maintained garden. Gorefield offers a peaceful village setting with local amenities close by, including a village shop and pub, making this an excellent opportunity for those seeking a spacious detached bungalow in a desirable location. 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.





Entrance Hall

Lounge

Living Room / Dining Room

Kitchen

Utility

Separate Wc

Bedroom One

Bedroom Two

Bedroom Three

Family Bathroom

Agents Note:

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

'It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration'.

Total floor area 115.3 m² (1,241 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

High Road, Gorefield Wisbech

- Four Bedroom Detached Bungalow
- Spacious, Immaculately Kept Rear Garden and Front Garden
- Long Driveway with Parking for 6 Cars
- Single Garage
- Family Bathroom with Bath & Separate Shower
- Utility Room & Separate WC
- Village Shop & Pub within Close Proximity
- Sought After Village Location

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

offers in excess of

£340,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128977



Property Ref:
WSB128977 - 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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