



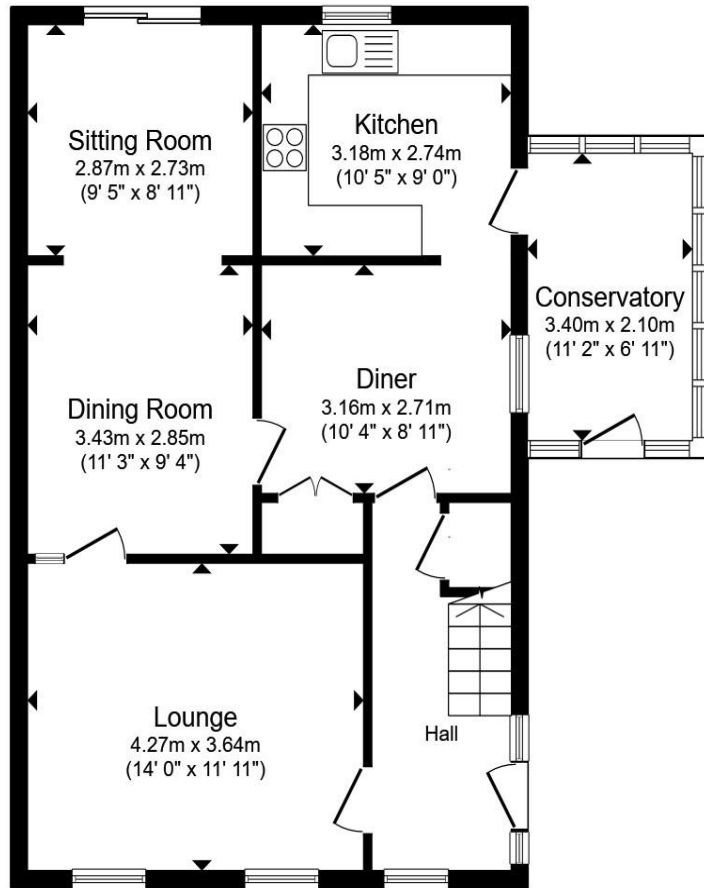
Walton Road, Wisbech PE13 3EN

Welcome to

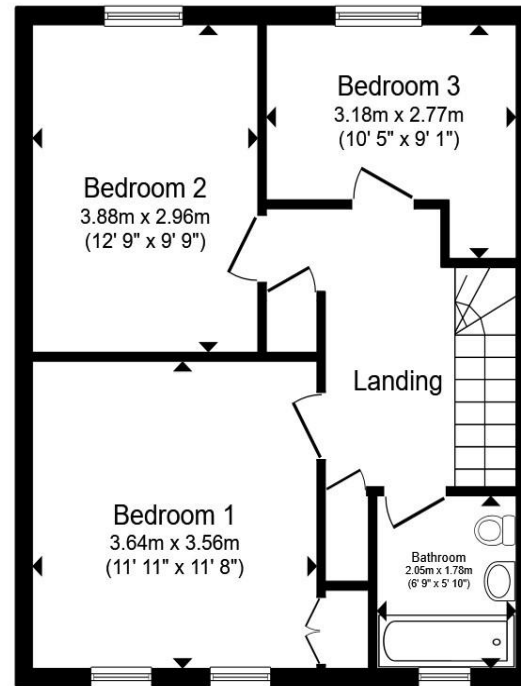
Walton Road, Wisbech

This immaculate and beautifully maintained three-bedroom detached home on Walton Road offers spacious & versatile accommodation, perfect for modern family living. Set back from the road, the property benefits from off-street parking for two vehicles & a single garage. The welcoming entrance hall leads to a bright living room on the left, while to the rear is an extended second reception room currently used as a dining area & home office. Patio doors open directly onto the stunning rear garden, creating an ideal space for entertaining & indoor-outdoor living. The generously sized kitchen/diner provides ample space for family meals & social gatherings, with access through to a practical conservatory/utility room. Outside, the rear garden is a real highlight, thoughtfully designed for hosting family and friends with a large lawned area, patio seating space & attractive gravelled section. Upstairs, there are three well-proportioned double bedrooms & a beautifully presented, brand-new family bathroom. Combining spacious accommodation, excellent presentation throughout & a fantastic garden, this superb detached home is ready for its next owners to move straight in & enjoy. 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

Dining Room / Sitting Room

Kitchen / Diner

Conservatory

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Total floor area 116.2 m² (1,251 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

Walton Road, Wisbech

- Immaculate 3 Bedroom Detached House
- Off Street Parking for 2 Vehicles
- Spacious Enclosed Rear Garden
- 3 Double Bedrooms
- 2 Reception Rooms & Kitchen/ Diner & Conservatory
- Modern Decor Throughout
- Brand New Bathroom
- Close Walk to Local Shops, Schools and Bus Routes

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

offers in excess of

£290,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128987



Property Ref:
WSB128987 - 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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