



Mill Close, Wisbech, PE13 3BD

Welcome to

Mill Close, Wisbech

Two-Bedroom First Floor Flat Close to Town - No Onward Chain. Located in a purpose-built development on Mill Close, this two-bedroom first floor leasehold flat offers a superb opportunity for first-time buyers, investors, or downsizers. Just a short walk from the town centre, the property features well-proportioned rooms, allocated parking, and the potential to add value with some updating. Offered with no onward chain, this is a fantastic chance to secure a conveniently located home with excellent amenities nearby. All services/appliances have not and will not be tested.



Communal Entrance Lobby

Entrance Hall

Lounge

14' maximum x 11' 5" (4.27m maximum x 3.48m)

Kitchen

7' 9" x 7' 4" (2.36m x 2.24m)

Bedroom One

12' 8" excluding wardrobes x 8' 2" (3.86m excluding wardrobes x 2.49m)

Bedroom Two

7' 10" minimum x 6' 10" (2.39m minimum x 2.08m)

Shower Room

6' 6" maximum x 7' 4" maximum (1.98m maximum x 2.24m maximum)



view this property online williamhbrown.co.uk/Property/WSB127181



Welcome to

Mill Close, Wisbech

- First floor leasehold flat
- Two bedrooms
- Some updating required
- Close to town
- No onward chain

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£45,000

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the Lynn Road signposted Walsoken & Port Area. Continue along and at the traffic lights, turn left into De-Havilland Road. Turn right into Mill Close where the property can be found on your right hand side.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127181



Property Ref:
WSB127181 - 0008

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.



william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk