



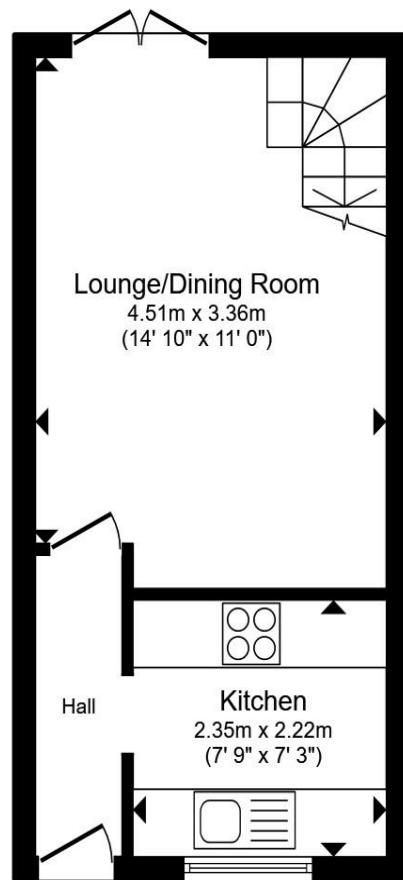
Waterlees Road, WISBECH PE13 3PG

Welcome to

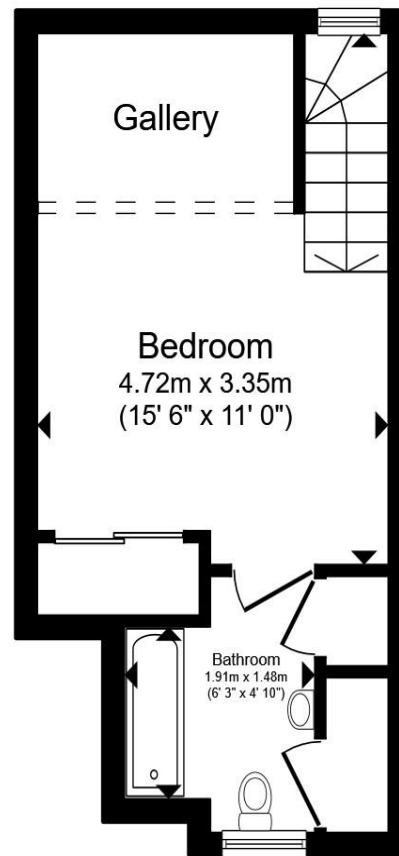
Waterlees Road, WISBECH

The accommodation comprises a welcoming reception room, providing a bright and versatile living space, along with a good-sized fitted kitchen offering ample storage and workspace. To the first floor, the property benefits from a generous double bedroom and a three-piece family bathroom suite. Externally, the home enjoys an enclosed rear garden, providing a private outdoor space perfect for relaxing or entertaining during the warmer months and a useful lockable shed. A particular benefit of the property is the inclusion of a garage, which is conveniently accessed via the rear garden, offering excellent storage or secure parking. Waterlees is a well-established residential area located on the outskirts of Wisbech, offering convenient access to local amenities, schools, supermarkets, and transport links. Wisbech town centre is within easy reach and provides a range of shopping, leisure, and dining facilities, together with picturesque Georgian architecture and riverside walks along the River Nene. 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

Kitchen

Lounge / Dining Room

First Floor

Bedroom

Bathroom

Total floor area 44.9 m² (483 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

Waterlees Road, WISBECH

- MID TERRACE
- ONE BEDROOM
- ONE RECEPTION ROOM
- THREE PIECE BATHROOM
- CHAIN FREE
- CURRENTLY LET FOR £725
- PRIVATE REAR GARDEN

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

£125,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB129080



Property Ref:
WSB129080 - 0004

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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