



The Marsh, Walpole St. Andrew, Wisbech, PE14 7JG

welcome to

The Marsh, Walpole St. Andrew, Wisbech

Chain free! Surrounded by open countryside and set within approximately 1.5 acres (STMS), this substantial home offers space, privacy and exceptional flexibility. With self-contained accommodation alongside the main residence, it's perfectly suited to larger or multi-generational families.



Accommodation:

Workshop

Entrance Hall

Kitchen/Diner

Shower Room

Inner Lobby

Dining Room

Lounge

W.C

Bathroom

First Floor Landing

Annexe Space

With kitchen/living/dining space.

Bedroom One

Bedroom Two

Bedroom Three

Bedroom Four

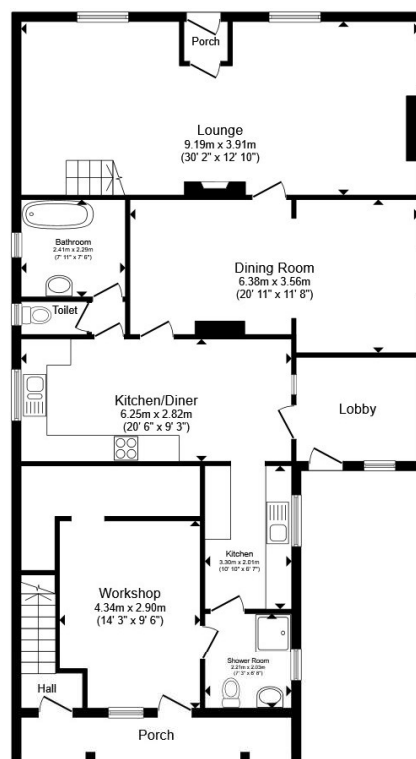
Bathroom

Agent's Note

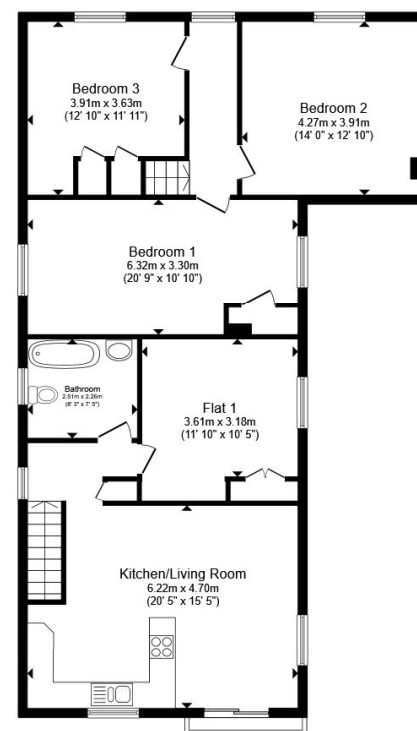
Heating to the property is served by oil central heating & waste from the property is served by a cess pit. There are also two capped wells within the garden of the property. Please contact the branch for more information if required.

Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

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

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

Total floor area 226.4 m² (2,437 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


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welcome to

The Marsh, Walpole St. Andrew Wisbech

- Substantial detached property
- 1.5 acre plot (stms)
- Workshop space
- Extensive indoor + outdoor space
- Multiple reception rooms

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

£450,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
KLN120264 - 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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