





School Road, West Walton Wisbech PE14 7HA

william h brown

Welcome to

School Road, West Walton Wisbech

This attractive detached bungalow is ideal for a range of buyers, combining comfortable living space with excellent outdoor areas. The property is approached via a spacious driveway, providing ample off-road parking and access to a detached garage. Internally, the home boasts a large and well-presented kitchen/diner, offering an ideal space for both everyday living and entertaining. The spacious lounge provides a warm and inviting atmosphere, centred around a feature fireplace, perfect for relaxing evenings. The property comprises three generously sized double bedrooms, all well presented and offering plenty of natural light. A modern three-piece bathroom suite completes the internal accommodation. Externally, the property truly stands out, sitting on a substantial plot. To the rear, you will find a beautifully maintained garden, providing a peaceful and private outdoor space ideal for families, gardening enthusiasts, or entertaining in the warmer months. 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



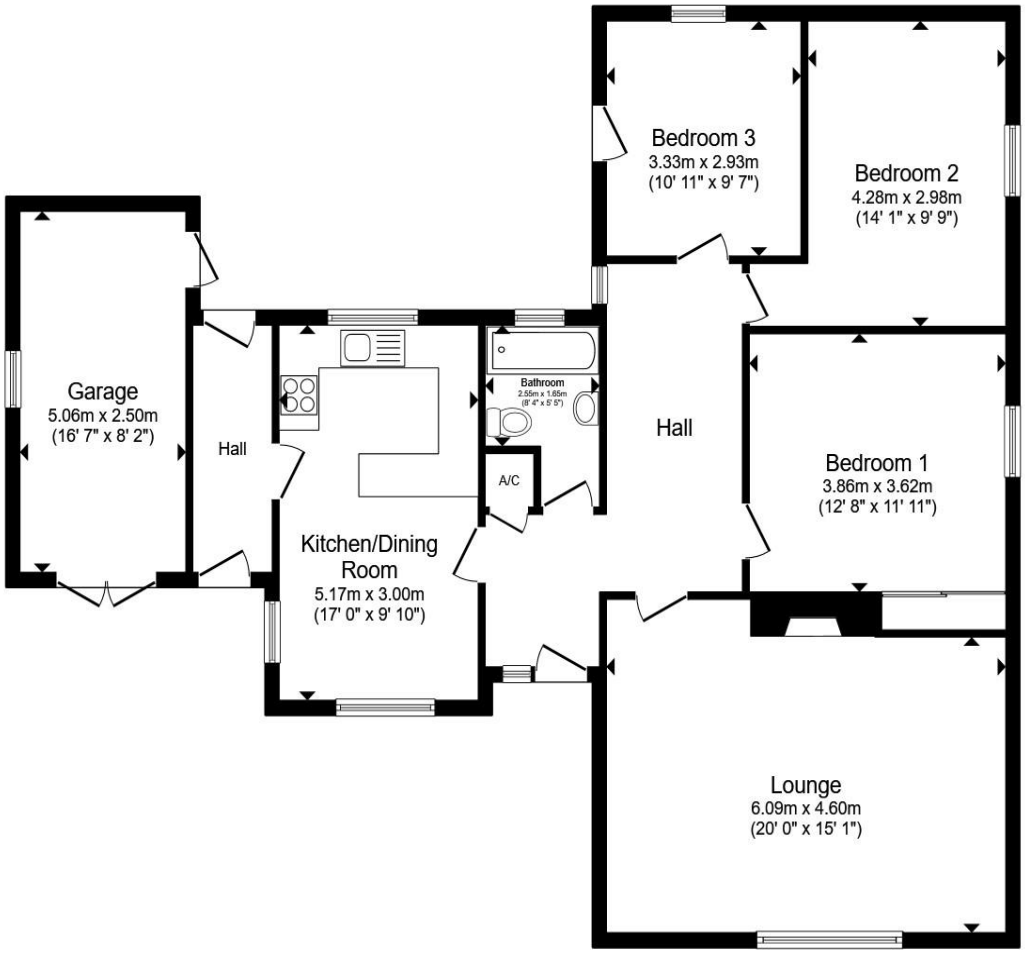












Total floor area 119.2 m² (1,283 sq.ft.) approx

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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Entrance Hall

Kitchen / Dining Room

Lounge

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Garage

Agents Note:

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

Welcome to

School Road, West Walton Wisbech

- Three-bedroom detached bungalow
- Popular School Road location
- Spacious lounge with feature fireplace
- Generous plot
- Ample driveway parking
- Beautiful rear garden

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

offers in excess of

£260,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128660

The Property Ombudsman

Property Ref:
WSB128660 - 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.

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