





**Trafford Estate, Walton Highway Wisbech PE14 7DT**

william h brown

*Welcome to*

# Trafford Estate, Walton Highway Wisbech

Set within the well-connected village of Walton Highway, this established three-bedroom semi-detached home offers space, modern updates, and exciting potential - all with the bonus of no onward chain. Inside, the impressive 25' lounge/dining room provides a light-filled space for both everyday living and entertaining. The refitted kitchen is sleek and functional, while the refitted shower room adds a fresh, contemporary touch. An installed staircase to the loft opens up scope for future conversion, and with planning permission already granted for a three-storey rear extension, this property is primed for transformation. Outside, the home is equally appealing, with secure parking behind electronic gates and a generous rear garden enjoying open field views - a perfect blend of privacy and rural charm. With its combination of ready-to-enjoy living, secure storage for vehicles, and huge scope to expand, this home presents an exceptional opportunity in a sought-after location. 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.



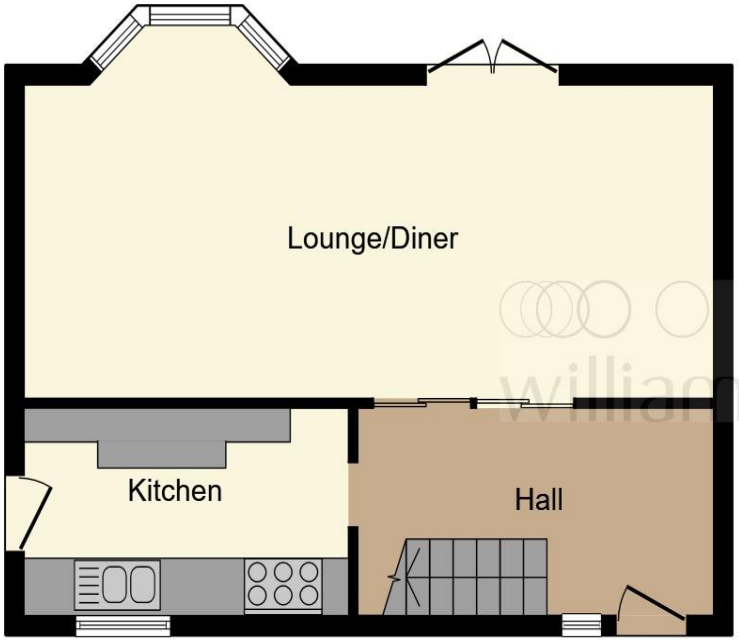













Ground Floor




First Floor

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.focalagent.com

## Entrance Hall

## Lounge/Dining Room
10' 8" excluding bay x 25' 2" ( 3.25m excluding bay x 7.67m )

## Kitchen
6' 11" x 11' 6" ( 2.11m x 3.51m )

## First Floor Landing

## Bedroom One
10' 9" x 11' 2" maximum ( 3.28m x 3.40m maximum )

## Bedroom Two
7' 11" plus recess x 13' 4" ( 2.41m plus recess x 4.06m )

## Bedroom Three
7' 2" x 12' 11" maximum ( 2.18m x 3.94m maximum )

## Shower Room
7' 2" x 5' 8" ( 2.18m x 1.73m )

## Agents Note:
'There is a restriction on the title, that applies to the purchase transaction. Please enquire with the branch' - The potential buyer has permanent employment in Borough Council Kings Lynn and West Norfolk, and the property will be their main home or principal home OR the potential buyer has lived in the Borough Council Kings Lynn and West Norfolk for the last12 months OR the potential buyer has a local connection with the area and the property will be their main or principle home. ** There is possibility the local restriction can be waived , please contact the office for more information **
'There is a easement on the title, please enquire with the branch' - Access to Driveway
'Heating to the property is served by Electric. Please contact the branch for more details'

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## Trafford Estate, Walton Highway Wisbech

- Established semi-detached house
- Three bedrooms
- 25' Lounge/dining room
- Planning permission for 3 storey extension
- No onward chain

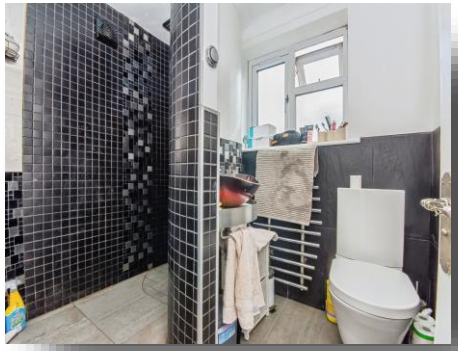
Tenure: Freehold EPC Rating: E
Council Tax Band: A

**Directions to this property:**

From Wisbech Freedom Bridge roundabout, take the Lynn Road signposted Walsoken & Port Area. Proceed out of town and at the mini roundabout continue straight on. At the next roundabout turn left signposted West Walton Highway. Continue along and turn left into School Road and then left into Trafford Estate where the property is on the left hand side

# £180,000










Please note the marker reflects the postcode not the actual property

**view this property online** williamhbrown.co.uk/Property/WSB127652

The Property Ombudsman

Property Ref:
WSB127652 - 0007

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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