





Turnpike Court, Norwich Road, Wisbech PE13 3LX

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Welcome to

Turnpike Court Norwich Road, Wisbech

Located in the heart of a popular village, this well-presented one bedroom first floor flat offers comfortable and convenient living close to a range of local amenities. The property benefits from communal parking and is ideally positioned for village shops and transport links. The accommodation comprises an open plan kitchen and dining area, providing a bright and sociable living space, ideal for both everyday living and entertaining. The double bedroom is well-proportioned, offering ample space for furnishings, while the flat is completed by a neatly appointed bathroom. This property would make an excellent purchase for first-time buyers, downsizers, or investors seeking a home in a desirable village 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.



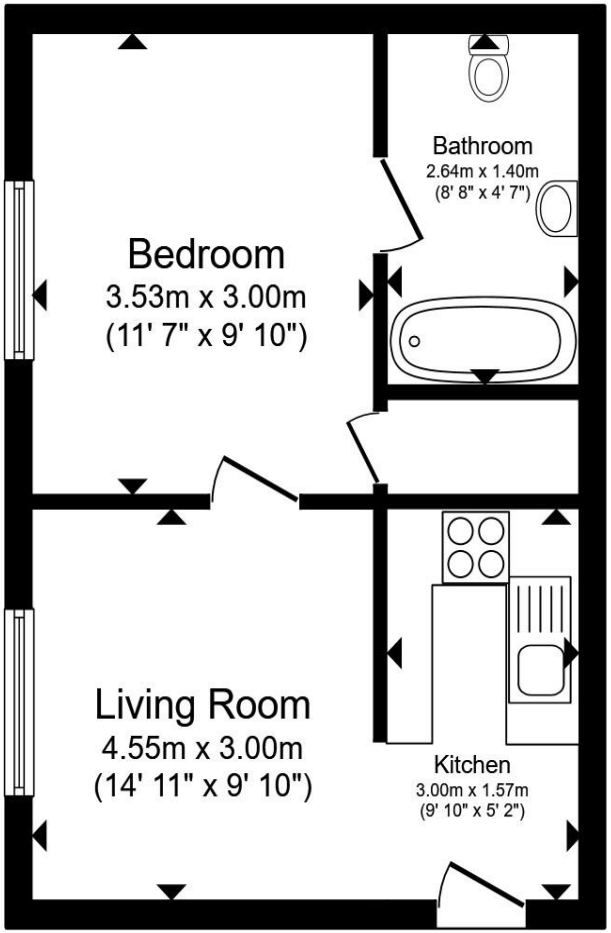












Total floor area 29.8 m² (321 sq.ft.) approx

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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Living Room / Kitchen

Bedroom One

Bathroom

Agents Note:

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

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- Double Bedroom
- Open Plan Living
- Communal Parking
- Village Location
- Council Tax Band A
- No Forward Chain

Tenure: Leasehold EPC Rating: D
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.

£55,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB121462

The Property Ombudsman

Property Ref:
WSB121462 - 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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