



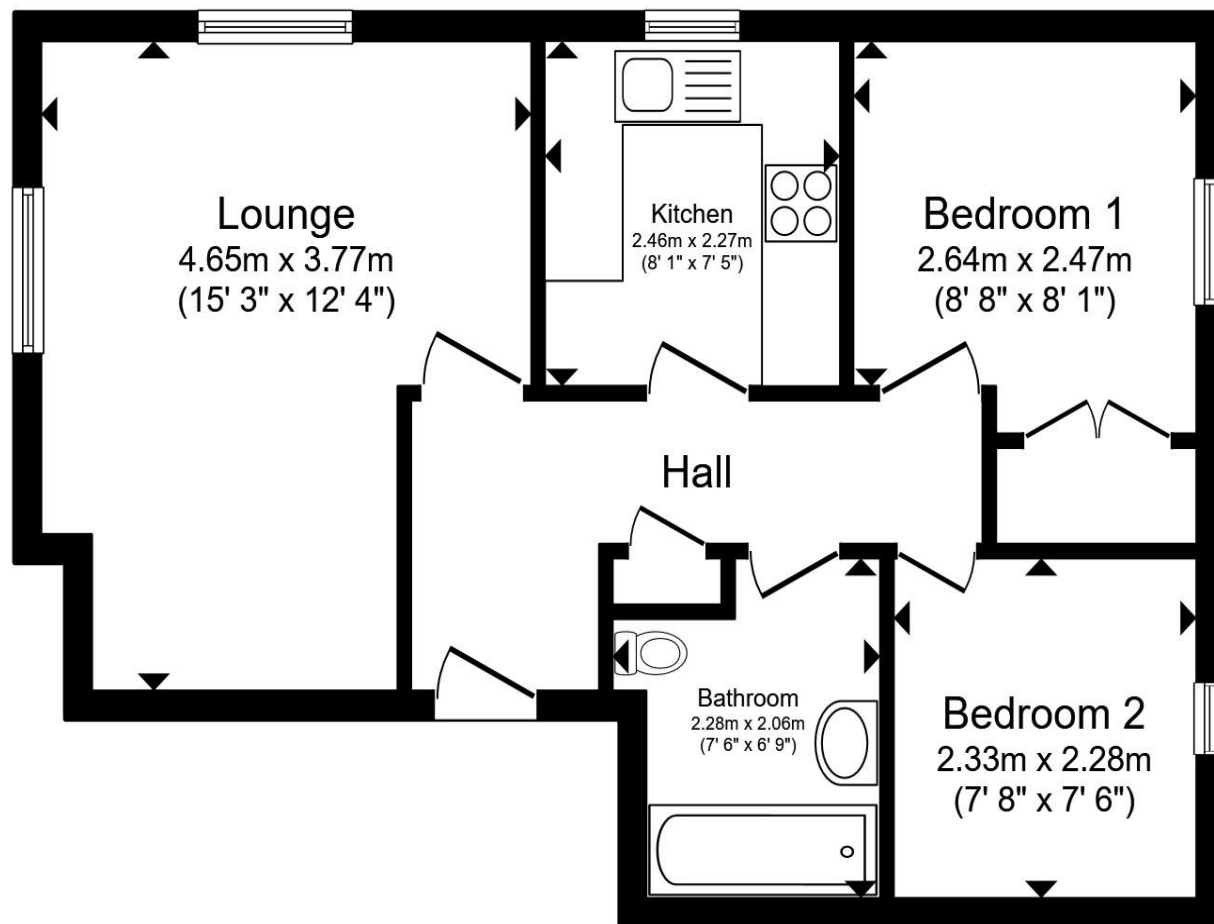
Mill Close, Wisbech PE13 3BD

Welcome to

Mill Close, Wisbech

Situated in the heart of Wisbech town centre, this well-presented two-bedroom second (top) floor flat offers convenient access to a wide range of local amenities, all quite literally on the doorstep. The property further benefits from allocated parking located at the front of the building, a valuable feature for town-centre living. The accommodation comprises a modern fitted kitchen and a separate living room, providing a comfortable and practical layout. There are two bedrooms, including a small double bedroom and a single bedroom. The bathroom is fitted with a bath with shower over. Offered to the market with no onward chain, this property represents an ideal opportunity for first-time buyers or investors seeking a well-located, low-maintenance home.





Entrance Hall

Lounge

Kitchen

Bedroom One

Bedroom Two

Bathroom

Agents Note:

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

Total floor area 47.1 m² (507 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 Mill Close, Wisbech

- Top Floor Flat
- Two Bedrooms
- Allocated Parking
- Town Centre Location
- Separate Kitchen to Lounge
- Close to Local Amenities
- No Onward Chain
- Ideal for First Time Buyers or Investors

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1595.28

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 22 Nov 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£74,995



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128617



Property Ref:
WSB128617 - 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.

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