





Pippin Gardens, Wisbech PE13 3XD

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Welcome to

Pippin Gardens, Wisbech

A modern detached bungalow situated in a quiet cul de sac within the popular Walsoken area of Wisbech. Offering well-proportioned and practical accommodation, the property features three generous double bedrooms, making it an ideal home for those seeking spacious single-storey living. The accommodation is complemented by a refitted shower room and a useful utility room, providing excellent additional functionality for everyday living. Air source pump heating system and solar panels ensure energy efficiency. Outside, there is multi-vehicle off-road parking together with a single garage, providing ample space for vehicles and useful additional storage. The location is particularly convenient, with a range of local amenities close by, including Tesco express, Post office, Pharmacy, Butchers, Take aways, Public house and pleasant dog-walking routes. The quiet cul de sac setting also provides a peaceful residential environment whilst remaining within easy reach of everyday facilities. Offered with no onward chain, this appealing bungalow provides spacious accommodation, excellent parking and a convenient 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.



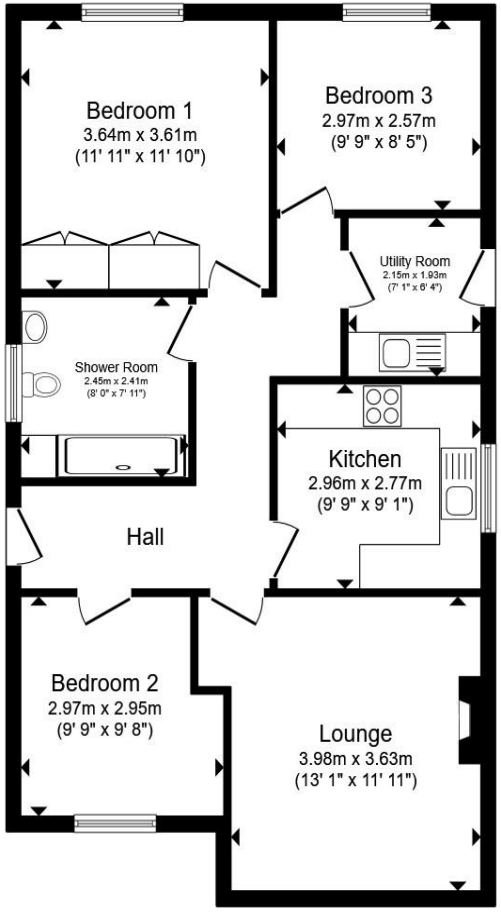












Entrance Hall

Lounge

Kitchen

Utility Room

Bedroom One

Bedroom Two

Bedroom Three

Shower Room

Garage

Agents Note:

'Heating to the property is served by Air Source/Solar Heating. Please contact the branch for more details'

Total floor area 75.5 m² (813 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

Pippin Gardens, Wisbech

- Modern detached bungalow
- Three double bedrooms
- Useful utility room
- Quiet cul de sac location
- No onward chain

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

Directions to this property:

From Wisbech Freedom Bridge roundabout take the Lynn Road signposted Walsoken. Proceed out of town to the mini roundabout and continue straight on. Turn right into Old Lynn Road, then left into Blackbear Lane. Continue along and turn right into Pippin Gardens where the bungalow will be found on your right hand side.

£250,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB129129

The Property Ombudsman

Property Ref:
WSB129129 - 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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01945 464451

Wisbech@williamhbrown.co.uk

20 High Street, WISBECH, Cambridgeshire, PE13 1DE

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.