



KINGS WALK,
WISBECH PE13 1HR

BROWN & CO

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- Victorian Period End Terraced Home
- Three Double Bedrooms
- Fantastic Location with Views Over the Park
- Newly Fitted Kitchen
- Previously a Wing of the Attached Property Next Door
- Lovingly Refurbished
- New Boiler and Appliances
- High Ceilings and Bathed in Natural Light
- Gravelled Parking to Front and Side
- Pleasant and Private Courtyard Garden



INTRODUCTION

Brown & Co are pleased to offer a three double bedroom end terraced period property with fantastic views over the park and within easy reach of the town centre and all amenities.

LOCATION

Situated in the popular historic market town of Wisbech in Cambridgeshire. The property is situated on a quiet road with views over the park just a short walk from the town centre and all amenities. Wisbech offers good road links to the A47 and A17 and rail links direct to Downham Market, Ely, Cambridge and London can be found in Watlington or Downham Market.

THE PROPERTY

The Victorian period property has recently been lovingly restored to a high level by the current owners with a stunning and sleek new fitted kitchen with new appliances, built in larder cupboard and new boiler with plenty of space for a dining table to entertain.

The property has been re-floored throughout with luxury carpets and vinyl flooring to kitchen and bathrooms. You enter 'Parkview' via the front door where you will find a traditional 18th century bell pull in the light and airy hallway. From here you access the new kitchen with stairs down to a boot room/store room which offers access to the courtyard garden and outdoor space, there is also a downstairs toilet.

From the entrance hall you enter the stunning large main lounge with dual aspect windows, high ceilings and an abundance of light, the property offers another reception/living space on the ground floor.

Upstairs the light feel continues with the landing offering access to all three double bedrooms and the refurbished bathroom. The main bedroom is substantial with an elegant feel with high ceilings and dual aspect windows offering stunning views over the park whilst two further double bedrooms complete the first floor.

Outside there is a good-sized mature courtyard with gates into it providing further off-road parking if desired.

COUNCIL TAX BAND

The property is in Council Tax Band B.

AGENT'S NOTES

The property is offered with no upward chain.

SERVICES

Mains water, drainage and electric are connected. Gas Central Heating. None of these services or appliances have been tested by the agent.

VIEWING PROCEDURE

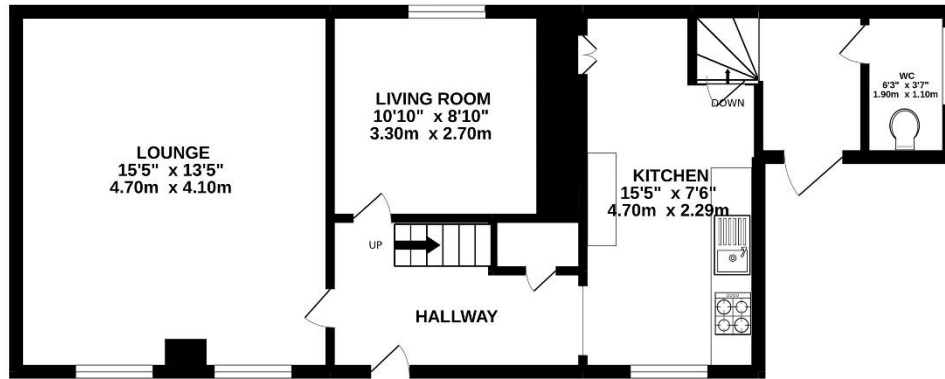
Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / kingslynn@brown-co.com

BUYER IDENTITY CHECK

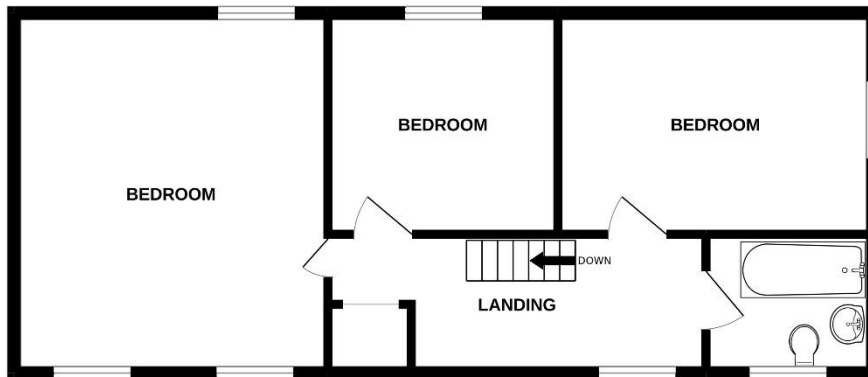
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GROUND FLOOR
524 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1091 sq.ft. (101.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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