



Walnut Close, Wisbech St. Mary Wisbech PE13 4SZ

Welcome to

Walnut Close, Wisbech St. Mary Wisbech

Tucked away in the peaceful surroundings of Walnut Close, this charming 2-bedroom bungalow offers comfort, space, and practicality in a sought-after location. Designed for easy living, the property features a bright and spacious lounge, perfect for relaxing, while the kitchen/diner provides a sociable space for cooking and dining. Both well-sized bedrooms offer plenty of natural light, creating inviting spaces to unwind. A wonderful addition to this home is the conservatory, offering a versatile extra living space where you can relax. The rear garden is low-maintenance, with a simple yet stylish layout, allowing for effortless upkeep. At the front, a driveway provides parking for two cars, while the garage offers additional storage or parking options. Set in a quiet and desirable area, this bungalow is an excellent choice for those looking for a peaceful retreat.





Lounge

16' 10" x 11' 3" (5.13m x 3.43m)

Kitchen / Diner

10' x 18' 3" (3.05m x 5.56m)

Conservatory

Bedroom One

13' 10" x 9' 10" (4.22m x 3.00m)

Bedroom Two

9' 9" x 7' 11" (2.97m x 2.41m)

Family Bathroom

Garage

Agents Note:

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'

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

Welcome to

Walnut Close, Wisbech St. Mary Wisbech

- 2-bedroom bungalow
- Quiet, desirable location
- 2 generously sized bedrooms
- Conservatory
- Low-maintenance rear garden
- Private driveway for 2 cars & garage

Tenure: Freehold EPC Rating: A

Council Tax Band: B

£210,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128307



Property Ref:
WSB128307 - 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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Directions to this property:

From the Wisbech Freedom Bridge roundabout proceed out of town on the former A47 signposted Peterborough. At the traffic lights turn right over the bridge and then immediately left into North Brink. Continue along into Barton Road and follow the road into Wisbech St Mary. Upon entering the village turn right into Chapel Avenue and bear left, turning left into Walnut Close.



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