



**Copperfields, Wisbech PE13 2HJ**

## **Welcome to**

## **Copperfields, Wisbech**

Situated in a quiet cul de sac within the popular Copperfields development, this modern mid terraced house enjoys a pleasant outlook overlooking the green & is offered to the market with no onward chain.

**Entrance Hall**

**Lounge**

**Kitchen/Dining Room**

**Downstairs Cloakroom**

**First Floor Landing**

**Bedroom One**

**Bedroom Two**

**Bathroom**



## **Main Description:**

Situated in a quiet cul de sac within the popular Copperfields development, this modern mid terraced house enjoys a pleasant outlook overlooking the green and is offered to the market with no onward chain.

The property provides well-proportioned accommodation including two bedrooms, making it an ideal purchase for first-time buyers, downsizers or buy-to-let investors. The ground floor features a comfortable living space along with a kitchen/dining room, offering ample room for everyday dining and entertaining. A convenient downstairs cloakroom adds practicality to the layout.

Upstairs, the two bedrooms are served by the family bathroom, creating a functional and easy-to-maintain home.

Externally, the property benefits from allocated parking, while the attractive position overlooking the green enhances the sense of openness and provides a pleasant outlook rarely found in similar homes.

Offered with no onward chain, this is an excellent opportunity to secure a modern home in a peaceful and well-regarded residential location.

## Welcome to

### Copperfields, Wisbech

- Modern mid terraced house
- Two bedrooms
- Kitchen/dining room and downstairs cloakroom
- Cul de sac location overlooking the green
- No onward chain

Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £155,000

### Directions to this property:

From the Wisbech Freedom bridge roundabout take the A1101 signposted Downham Market. At the second set of traffic lights turn left in to Norwich Road, continue along and take the fifth turning on the right into Ramnoth Road. Follow this road and turn left into Copperfields where the property is on the left hand side.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB128335](http://williamhbrown.co.uk/Property/WSB128335)



Property Ref:  
WSB128335 - 0003

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.

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01945 464451**



[Wisbech@williamhbrown.co.uk](mailto:Wisbech@williamhbrown.co.uk)



20 High Street, WISBECH, Cambridgeshire,  
PE13 1DE



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**