



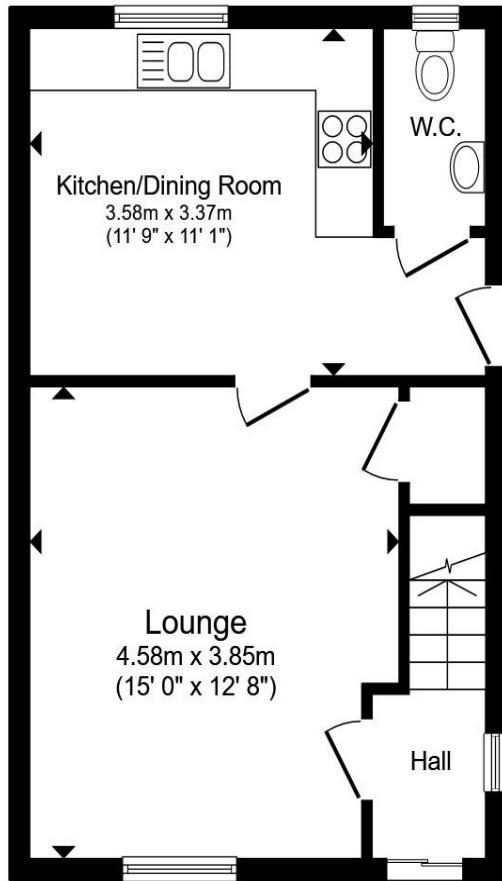
Beechings Close, Wisbech St. Mary Wisbech PE13 4SS

Welcome to

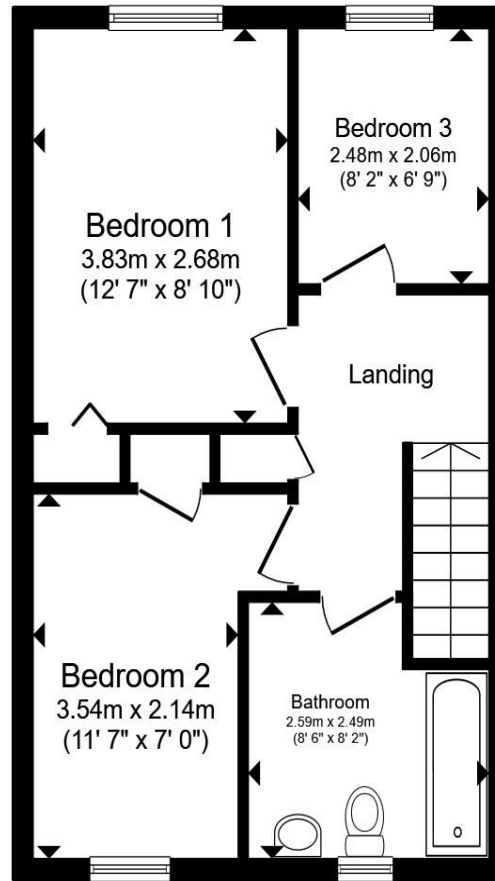
Beechings Close, Wisbech St. Mary Wisbech

****NO ONWARD CHAIN**** The accommodation comprises an entrance hall leading into a stylish and comfortable living room, complete with useful under-stairs storage. To the rear of the property, the spacious kitchen forms the heart of the home, offering ample room for a dining table, making it perfect for both everyday living and entertaining. A convenient ground floor WC completes the layout. Upstairs, the landing provides access to a well-appointed family bathroom and three bedrooms. Bedrooms one and two are generous double rooms, both benefiting from built-in wardrobes, while the third bedroom, currently accommodating a double bed, would also make an ideal single room, nursery, or home office. Externally, the property offers off-road parking for multiple vehicles to the front. Gated side access leads to an enclosed rear garden, mainly laid to lawn and featuring two sheds. One is a standard garden shed, while the larger shed has been fully insulated and boarded, offering excellent potential for a home office, hobby space, or additional storage. The property is ideally located in the heart of this well-served village, with excellent local amenities within walking distance, including the sports and community centre, village shop, playing fields, pubs, and primary school.





Ground Floor



First Floor

Hall

Lounge

Kitchen / Dining Room

Downstairs Wc

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Agents Note:

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

Total floor area 76.5 m² (823 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

Beechings Close, Wisbech St. Mary

Wisbech

- **** NO ONWARD CHAIN ****
- **THREE BEDROOMS**
- **DETACHED**
- **FAMILY HOME**
- **WELL PRESENTED**
- **OFF STREET PARKING**

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

£225,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128818



Property Ref:
WSB128818 - 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



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk