



Bawsey House, Gadds Lane, Wisbech, PE13 4TJ

Welcome to

Bawsey House, Gadds Lane, Wisbech

LOOKING TO ESCAPE TO THE COUNTRY? Situated in a rural location with open field views, this established detached house is presented in immaculate order and sits on a plot approaching 0.5 acres (S.T.S.) With three double bedrooms and three reception rooms, the property also benefits from a refitted kitchen, a refitted four-piece bathroom, a useful utility room and that ever popular downstairs cloakroom. Outside, there is multi-vehicle off-road parking, a detached double garage, a triple open cart barn as well as a gym/workshop. 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

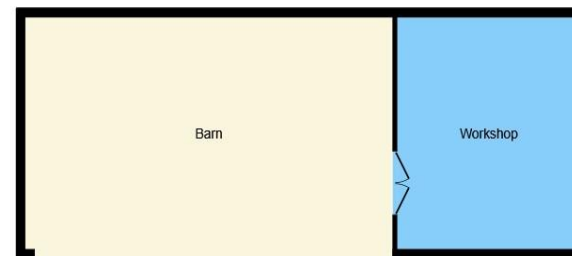




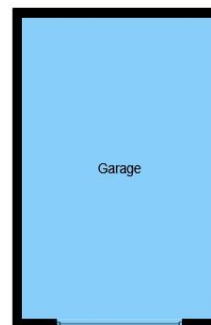
Ground Floor



First Floor



Outbuilding



Entrance Hall

Sitting Room

13' 1" x 12' 10" maximum (3.99m x 3.91m maximum)

Lounge

13' 1" x 12' 10" maximum (3.99m x 3.91m maximum)

Garden Room

10' 6" x 16' 4" (3.20m x 4.98m)

Kitchen/Dining Room

23' 9" x 11' 4" (7.24m x 3.45m)

Side Hallway

Utility Room

8' 9" maximum x 6' 11" maximum (2.67m maximum x 2.11m maximum)

Cloakroom

3' 1" x 7' 9" (0.94m x 2.36m)

First Floor Landing

Bedroom One

13' 1" x 12' 10" maximum (3.99m x 3.91m maximum)

Bedroom Two

11' excluding wardrobes x 12' 10" maximum (3.35m excluding wardrobes x 3.91m maximum)

Bedroom Three

10' 7" x 11' 8" maximum (3.23m x 3.56m maximum)

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

Bawsey House Gadds Lane, Wisbech

- Established detached house
- Three double bedrooms
- Three reception rooms
- 0.5 acre plot (S.T.S.)
- Village Setting

Tenure: Freehold EPC Rating: D
Council Tax Band: D

£475,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB126394



Property Ref:
WSB126394 - 0005

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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