



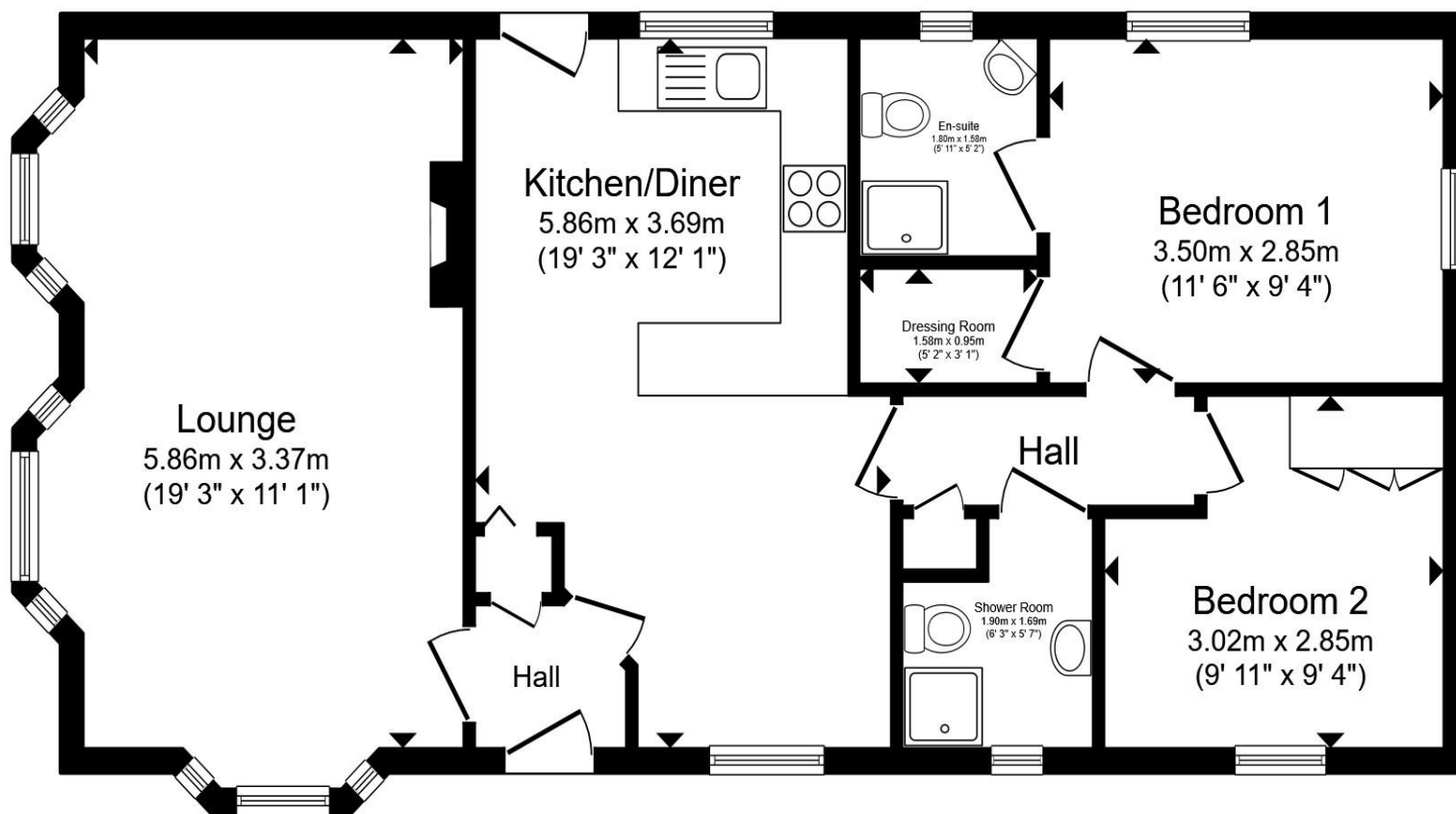
Grove Park, Magazine Lane, WISBECH, PE13 1LF

Welcome to

Grove Park, Magazine Lane, WISBECH

Located within Grove Park, a well-regarded residential development exclusively for the over 50's, this spacious Park Home offers comfortable and well-proportioned accommodation and is available with no onward chain. The property has two double bedrooms, with the principal bedroom benefiting from a walk-in wardrobe and en-suite shower room, creating a practical and private retreat. A standout feature is the impressive 19' lounge, offering generous living space filled with natural light, ideal for both relaxing and entertaining. This is complemented by a substantial 19' kitchen/dining room, providing ample room for cooking and dining, making it a sociable heart of the home. The seller has advised that a replacement boiler was installed in early 2026. Externally, the home benefits from off-road parking, adding further convenience. The development itself offers a peaceful and community-focused environment, ideal for those seeking a quieter pace of life while remaining within easy reach of local amenities. A superb opportunity to secure a spacious park home in a desirable over 50's setting. 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.





Total floor area 72.3 m² (779 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



Entrance Hall

Kitchen/Dining Room

Lounge

Inner Hallway

Master Bedroom

En-Suite

Bedroom Two

Agents Note:

There are a number of obligations on both Sellers and Buyers when completing the process for purchasing a Park Home and we recommend taking advice from a Solicitor or other Professional - independent from the Seller or Site Owner - when buying a home. Sites often have requirements specific to the purchase of a property and to 'the Site' in general, which could include paying the Site Owner's commission. Intending Purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Agents Notes:

There is a restriction on the title, that applies to the purchase transaction. Please enquire with the branch' - Can not keep Boats/Caravans or Mobile Homes on site.
'There is a easement on the title, please enquire with the branch'. - Shared Site Access.
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.

Welcome to

Grove Park, Magazine Lane, WISBECH

- Residential Park Home
- Two double bedrooms
- Walk-in wardrobe and en-suite to master
- Off-road parking
- No onward chain

Tenure: EPC Rating: Exempt
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£80,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128466



Property Ref:
WSB128466 - 0004

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.



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