



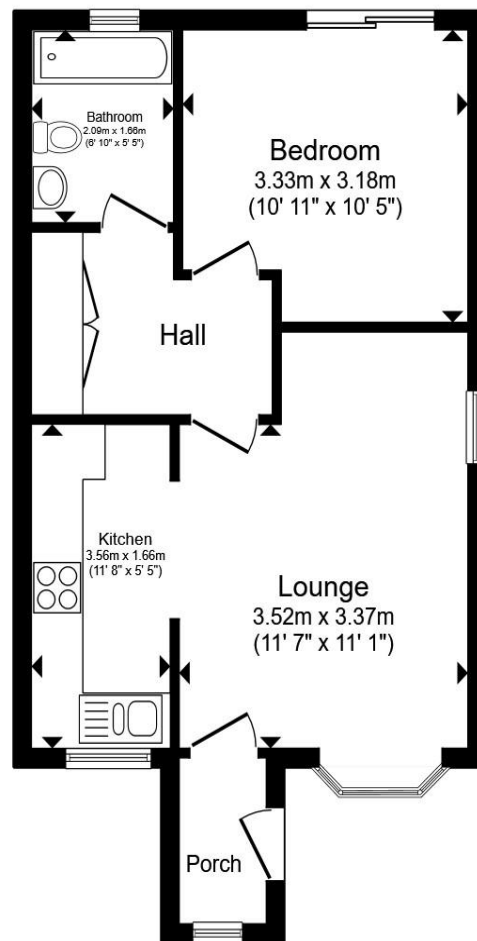
Armada Close, Wisbech PE13 3QF

Welcome to

Armada Close, Wisbech

Situated in a quiet cul-de-sac location, this one-bedroom end-terrace bungalow offers an excellent opportunity for first-time buyers or investors, with the added benefit of being available with tenants in situ if desired. The accommodation comprises an entrance porch, comfortable living room, fitted kitchen, bathroom and a double bedroom with sliding doors opening directly onto the enclosed rear garden, allowing plenty of natural light and easy access to outdoor space. Outside, the property benefits from an easy-to-maintain enclosed rear garden, allocated parking and a single garage. Conveniently located within a peaceful residential setting, this property provides comfortable single-level living and is well suited to a range of purchasers. 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.





Entrance Porch

Lounge

Kitchen

Inner Hallway

Bedroom

Bathroom

Total floor area 42.2 m² (454 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

Armada Close, Wisbech

- 1 Bed End Of Terrace Bungalow
- 1 Double Bedroom
- Enclosed Rear Garden
- Allocated Parking
- Single Garage
- Modern Kitchen
- Cul-De Sac Location
- Ideal for Investors or First Time Buyers

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

offers in excess of

£130,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB129028



Property Ref:
WSB129028 - 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.

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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