



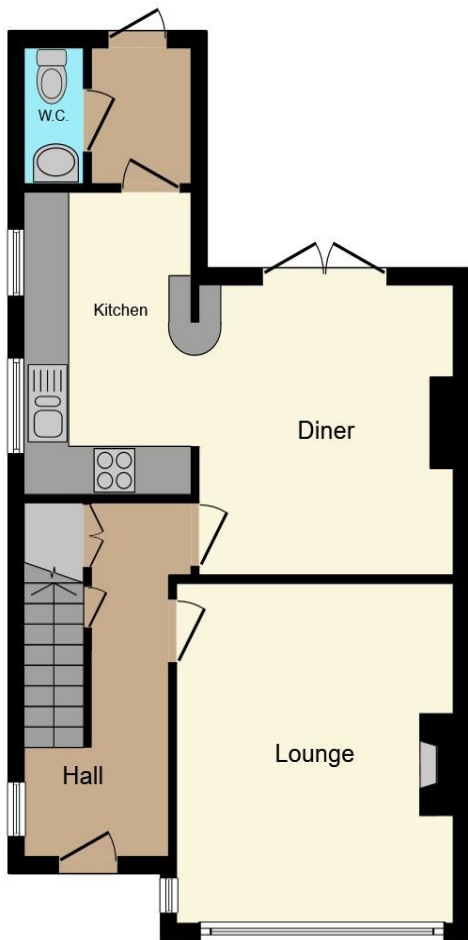
Mount Drive, Wisbech, PE13 2BQ

Welcome to

Mount Drive, Wisbech

NO CHAIN....Spacious Four bedroom semi-detached house in wisbech... Located in a popular residential area of Wisbech, this well presented four bedroom home offers generous living space, ideal for growing families or those seeking flexible accommodation. The home features two bright and versatile reception rooms, perfect for both relaxing and entertaining with the dining room adjoining the well equipped kitchen offering ample storage and integral appliances. Upstairs, to the first floor there are three bedrooms and family bathroom. Stairs then lead to a second floor master bedroom with adjoining en suite. outside the property boasts front and rear gardens with ample off road parking and a generous rear garden proving plenty of space for outdoor enjoyment. a particular highlight is the detached garage/workshop offering excellent storage/hobby space. Viewings highly recommended. 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



Second Floor

Entrance Hall

Lounge

13' 3" max x 12' 7" max (4.04m max x 3.84m max)

Dining Room

10' 10" x 11' 10" (3.30m x 3.61m)

Kitchen

12' 4" x 7' 5" (3.76m x 2.26m)

Rear Lobby

Downstairs Wc

First Floor Landing

Bedroom Two

12' 7" max x 11' 3" max (3.84m max x 3.43m max)

Bedroom Three

11' 2" max x 10' 8" max (3.40m max x 3.25m max)

Bedroom Four

8' 7" max x 7' 5" max (2.62m max x 2.26m max)

Family Bathroom

Second Floor

Bedroom One

16' 5" max x 13' 6" max (5.00m max x 4.11m max)

En-Suite

Outside

Garage/Workshop

23' 9" max x 9' 1" max (7.24m max x 2.77m max)

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

Mount Drive, Wisbech

- Four bedroom semi-detached house within a popular location
- Off road parking, generous rear garden and garage/workshop
- Two reception rooms
- Family bathroom, en suite and w/c
- No onward chain

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

£265,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB126991



Property Ref:
WSB126991 - 0007

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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