



brittons
estate agents

www.brittons.net

DIRECTIONS

Sat Nav: PE13 2DY What Three Words: galloping.accompany.pimples

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



9 Tavistock Road Wisbech Cambridgeshire PE13 2DY

**BEAUTIFULLY REFURBISHED AND SPACIOUS FOUR BEDROOM SEMI
DETACHED HOUSE IN CONVENIENT LOCATION**

Wisbech

£300,000 Freehold

01553 692828
sales@brittons.net





ENTRANCE HALL	
original restored parquet flooring, stairs to first floor, under stairs cupboard and a picture rail. Window to front aspect. Radiator.	
LOUNGE	16'7 x 12'0 (5.05m x 3.66m)
Open fireplace with a decorative stone surround, picture rail, bay window to front aspect, decorative window to rear aspect and a circular portal window to the side aspect. Radiator.	
DINING ROOM	19'11 x 11'4 (6.07m x 3.45m)
Original restored parquet flooring, open fire with decorative brick surround, Wall lights, double radiator and French doors leading into the rear garden.	
KITCHEN	12'8 x 11'5 (3.86m x 3.48m)
Range of contemporary shaker style units with wooden worktops over. Breakfast bar with hanging lights over. Built in larder style corner unit, integrated dishwasher and fridge freezer, plumbing for washing machine and tumble drier, range cooker with extractor fan over and sink with drainer and mixer tap over and Karndean luxury vinyl tiles herring bone style flooring.	
CLOAKROOM	
Comprising of a two piece suite with a hand wash basin built into vanity unit and W.C, radiator and vinyl flooring.	
LANDING	
Fitted carpet, storage cupboard and doors to bedrooms and family bathroom.	
MASTER BEDROOM	16'3 x 12'0 (4.95m x 3.66m)
Fitted carpet, window to front aspect, built in wardrobe, radiator and picture rail.	
BEDROOM TWO	17'0 x 12'0 (5.18m x 3.66m)
Fitted carpet, bay window to rear aspect with deep window sill, radiator and picture rail.	
BEDROOM THREE	16'2 x 13'0 (4.93m x 3.96m)
Fitted carpet, double radiator and window to rear aspect.	
BEDROOM FOUR	12'0 x 8'3 (3.66m x 2.51m)
Fitted carpet, double radiator and window to front aspect.	
BATHROOM	
Comprising of a four piece suite to include a pedestal hand wash basin, W.C, roll top bath with mixer tap and shower attachment over, and a tiled splash back. Walk in shower enclosure with handheld attachment, luxury vinyl tiled flooring and two obscured windows to the side aspect.	
FRONT GARDEN	
Fencing to both the sides and front with a gate for access. Mainly laid to lawn with a variety of established shrubs and plants. Pathway leading to front door. Access road to the garage with hardstanding at end of garden for further parking and gated access into rear garden.	
REAR GARDEN	
Mainly laid to lawn with a footpath leading to two brick built sheds, enclosed with timber panelled fencing.	

Situated on Tavistock Road in Wisbech, this delightful semi-detached house, built in 1920, offers a perfect blend of character and modern living. With four generously sized bedrooms and a very well-appointed bathroom, this property is ideal for families seeking both space and comfort. As you enter, you are greeted by two inviting reception rooms that exude warmth and charm, showcasing the home's original features such as stunning parquet flooring, elegant bay windows, and traditional open fires. These elements not only highlight the property's rich heritage but also create a welcoming atmosphere for both relaxation and entertaining. The heart of the home is undoubtedly the beautiful kitchen, thoughtfully designed with shaker-style units and complemented by wooden worktops. The large breakfast bar provides a perfect spot for casual dining or enjoying a morning coffee, making it a delightful space for family gatherings. The property is very spacious, allowing for a comfortable lifestyle, and it has been presented with great care to honour its character while providing modern conveniences. Outside, there is parking available to the rear, adding to the practicality of this charming home.

This characterful period residence is a rare find, offering a unique opportunity to own a piece of history while enjoying the comforts of contemporary living. Whether you are looking for a family home or a place to entertain, this property is sure to impress.





