



Wistaria Road, Wisbech

PE13 3RH

BROWN & CO



Wistaria Road, Wisbech, PE13 3RH

No onward chain

Three double bedrooms

Sitting room and open plan kitchen / dining room

Large driveway

Corner plot

Landscaped garden

Short walk to Schools and amenities



DESCRIPTION

Brown & Co offers a three bedroom house in a quiet location in Wisbech, Cambridgeshire. First hand inspection is recommended to see not only the excellent internal presentation but, also the garden which has a very pleasant view over the church of All Saints in Walsoken

LOCATION

The properties are located in a quiet residential area of the Georgian market town of Wisbech. The area offers easy access to local amenities, schooling and the town centre. The area is conveniently located, having easy access to Kings Lynn, Peterborough and March. Kings Lynn and Wisbech both offer a wide variety of shopping and amenities. Access to local railway stations is easy; March and Peterborough stations offer services to the north and south including Cambridge and London. Many of West Norfolk's attractions including the Sandringham Royal Estate and Norfolk's beautiful beaches are all within easy driving distance

THE PROPERTY

The house is on the end of a small row of three however, is linked only by one bedroom and garage and inside has the feel of a detached dwelling. There is a hallway, sitting room and kitchen/diner to the ground floor. Upstairs the house has three excellent bedrooms and bathroom.

The property is on a corner plot and has large driveway to the front, garage and landscaped rear garden. The garage offers excellent potential to convert should one have the desire.

There is no upward chain.

SERVICES

Mains gas

Mains drainage, power and water,

EPC: D

Council Tax band: B

VIEWING PROCEDURE

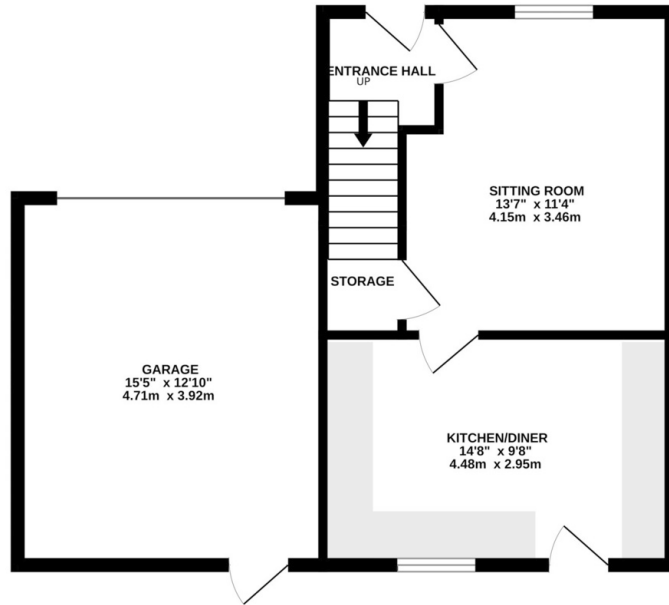
Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / kingslynn@brown-co.com

BUYER IDENTITY CHECK

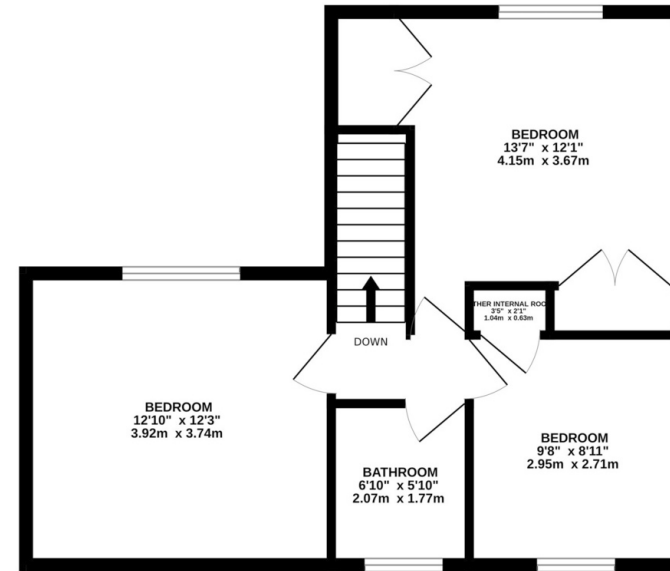
Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017.

Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1042 sq.ft. (96.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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