



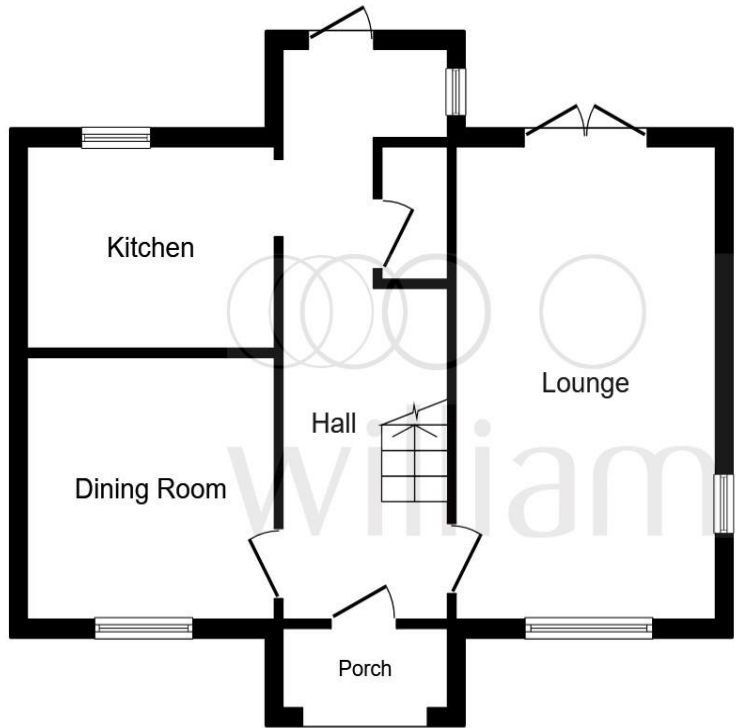
Heron Road, WISBECH PE13 2TR

Welcome to

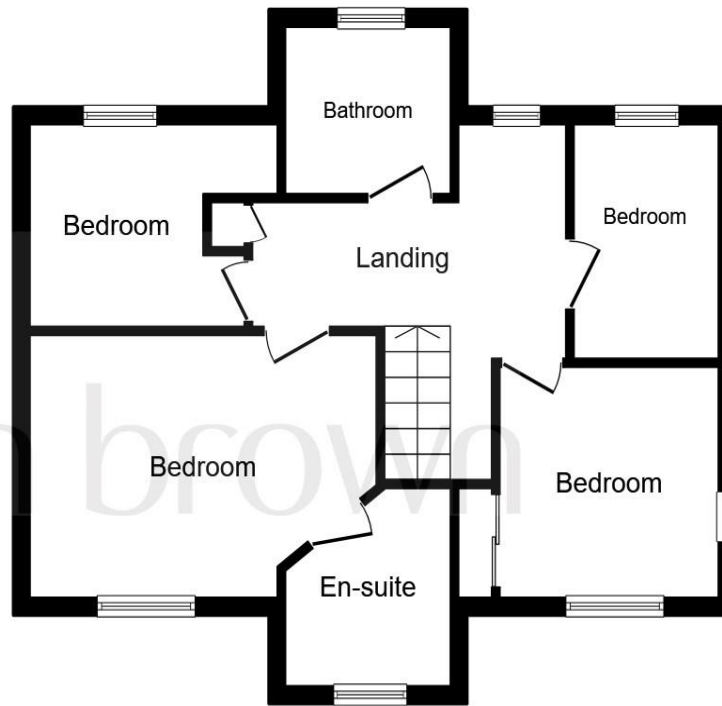
Heron Road, WISBECH

A beautifully presented family home situated in the popular town of Wisbech. The property has been a fabulous family home and there are four good size bedrooms with a lovely en-suite with feature window to the front, a family bathroom, two good size reception rooms, kitchen, utility room and cloakroom. To the rear there is a generous rear garden, a graveled area to the front & side of the property, a driveway for 2 cars and a double garage. This would be a fantastic home for any family - call us now to arrange your viewing!





Ground Floor



First Floor

Entrance Hall

Lounge

10' 1" x 17' 6" (3.07m x 5.33m)

Dining Room

10' 1" x 9' 9" (3.07m x 2.97m)

Kitchen

10' x 7' 3" (3.05m x 2.21m)

Cloakroom

Utility Room

4' 3" x 7' 6" (1.30m x 2.29m)

1st Floor Landing

Master Bedroom

9' 11" MAX x 11' 10" to Wardrobe (3.02m MAX x 3.61m to Wardrobe)

En-suite

Bedroom 2

10' 1" x 8' 7" (3.07m x 2.62m)

Bedroom 3

10' 2" x 7' 3" (3.10m x 2.21m)

Bedroom 4

6' 10" x 8' 7" (2.08m x 2.62m)

Family Bathroom

6' 2" x 7' 6" (1.88m x 2.29m)

Front & Rear Gardens

Double Garage

17' 2" x 16' 4" (5.23m x 4.98m)

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).
Plan produced for William H Brown. Powered by www.focalagent.com

Welcome to

Heron Road, WISBECH

- Four Bedroom Detached House
- En-suite to Master
- Two Reception Rooms
- Front & Rear Gardens
- Off Road Parking & Double Garage

Tenure: Freehold EPC Rating: C

offers in excess of

£270,000

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Proceed to the fifth set of traffic lights and turn right into Weasenham Lane. Take the second turning left into Heron Road and the property is the first house located on the right hand side.



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/WSB121862



Property Ref:
WSB121862 - 0011

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.

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