









Welcome to

Alexandra Road, Wisbech

FANCY A WALK IN TO TOWN? Situated just a few minutes walk from the town centre, this established, double-fronted semi-detached house provides deceptively spacious accommodation throughout and viewing is highly recommended. With three large double bedrooms and three reception rooms, the property also benefits from a useful utility room, a four-piece bathroom, PVCu double glazed windows and gas radiator central heating.



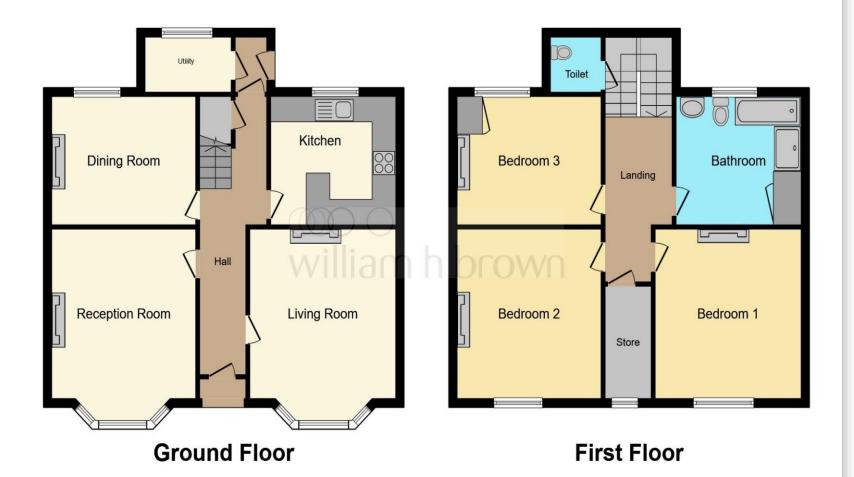












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Entrance Hall

Rear Hallway

Utility Room

3' 7" x 6' 6" (1.09m x 1.98m)

Lounge

12' 11" excluding bay x 12' maximum (3.94m excluding bay x 3.66m maximum)

Dining Room

13' excluding bay x 12' (3.96m excluding bay x 3.66m)

Sitting Room

10' x 11' 11" maximum (3.05m x 3.63m maximum)

Kitchen

10' x 10' 5" (3.05m x 3.17m)

First Floor Landing

Bedroom One

13' x 12' maximum (3.96m x 3.66m maximum)

Bedroom Two

13' maximum x 12' 2" (3.96m maximum x 3.71m)

Bedroom Three

9' 11" x 12' $\,$ maximum (3.02m x 3.66m $\,$ maximum)

Store Room

8' 2" x 3' 10" (2.49m x 1.17m)

Bathroom

9' 11" x 10' 5" maximum (3.02m x 3.17m maximum)

Welcome to

Alexandra Road, Wisbech

- Established, double-fronted semi-detached house
- Three large double bedrooms
- Three reception rooms
- PVCu double glazed windows
- Close to town centre

Tenure: Freehold EPC Rating: E

offers in excess of

£200,000

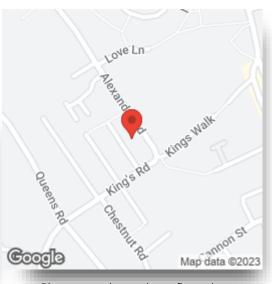
Directions to this property:

From Wisbech Freedom Bridge roundabout, take the former A47, Nene Quay, signposted Peterborough to the first set of traffic lights and take the slip road left into Bridge Street. Turn right into Post Office Lane and at the bottom turn left into Alexandra Road where the property will be found on your left hand side









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB123009



Property Ref: WSB123009 - 0006 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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