



**Alexandra Road, Wisbech PE13 1HS**



## 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.





**Ground Floor**



**First Floor**

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](http://williamhbrown.co.uk/Property/WSB123009)



Property Ref:  
WSB123009 - 0006

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