



**Fenland Road, Wisbech PE13 3QD**

## Welcome to

### Fenland Road, Wisbech

\*\*\*Unexpectedly back to market\*\*\* William H Brown are proud to present this fantastic family home with spacious accommodation, generously sized garden and located in a popular area. Located on the ground floor you will find the Kitchen, Utility, Lounge, Dining Room, Downstairs Cloakroom and fabulous conservatory looking out onto the generous sized garden area. On the first floor are 3 bedrooms and the family bathroom. Outside the property benefits from shingled driveway providing off road parking for multiple vehicles and garage. To fully appreciate this deceptively spacious, individual family home, an early viewing is highly recommended! Call us NOW!





**Ground Floor**



**First Floor**

**Entrance**

**Entrance Hall**

**Kitchen**

8' 6" x 9' 7" Max ( 2.59m x 2.92m Max )

**Utility**

8' 8" x 6' ( 2.64m x 1.83m )

**Downstairs Cloakroom**

**Dining Room**

11' 5" x 9' 8" ( 3.48m x 2.95m )

**Lounge**

**Conservatory**

11' x 17' 6" ( 3.35m x 5.33m )

**First Floor Landing**

**Bedroom One**

10' 11" Max x 11' 6" ( 3.33m Max x 3.51m )

**Bedroom Two**

15' x 10' 9" + recess inc wardrobes ( 4.57m x 3.28m + recess inc wardrobes )

**Bedroom Three**

7' 6" x 8' 8" Max ( 2.29m x 2.64m Max )

**Bathroom**

**Outside**

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.

## Welcome to

### Fenland Road, Wisbech

- \*\*\*\*\* Unexpectedly Back To The Market \*\*\*\*\*
- Spacious Family Home
- 3 Bedrooms
- Conservatory
- Tax Band: C
- Generous Size Garden
- Off-Road Parking & Garage

Tenure: Freehold EPC Rating: E

offers over

# £270,000



### Directions to this property:

From the Wisbech Freedom Bridge roundabout, take the B198 Lynn Road signposted Walsoken & Port Area. Proceed through two sets of traffic lights and at the mini roundabout take the second exit into Lerowe Road. Continue along and turn right into Fenland Road, look for our board.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB124693](http://williamhbrown.co.uk/Property/WSB124693)



Property Ref:  
WSB124693 - 0008

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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