



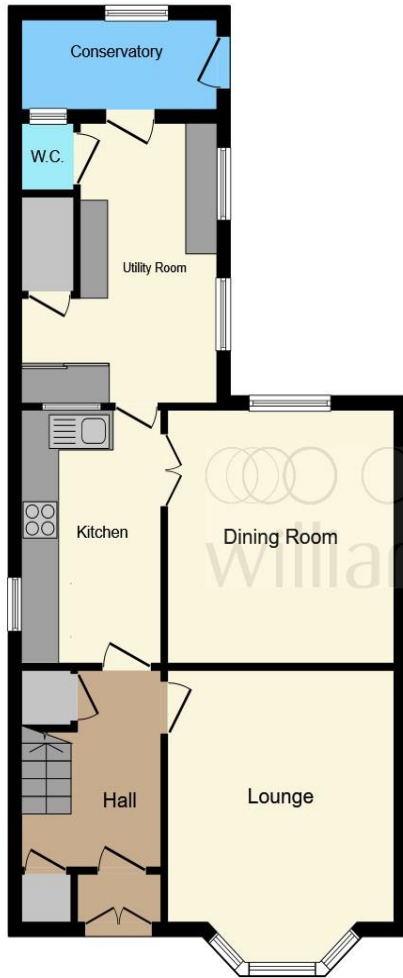
Ramnoth Road, Wisbech PE13 2JA

Welcome to

Ramnoth Road, Wisbech

NO FORWARD CHAIN offered on this detached family home located in the popular town of Wisbech that currently has sitting tenants. This home offers 3 bedrooms, a family bathroom, a lounge, dining room, kitchen, utility room, conservatory, separate cloakroom, entrance hall plus a porch. Outside the home is a gravelled front driveway providing off road parking whilst the rear offers an enclosed , mainly laid to lawn garden with gated access to the rear. To fully appreciate this lovely home, an early viewing is highly recommended! Contact us TODAY!





Ground Floor



First Floor

Entrance Hall

Lounge

14' 4" max x 12' 1" (4.37m max x 3.68m)

Kitchen

12' 2" x 7' 4" (3.71m x 2.24m)

Dining Room

12' 5" x 12' (3.78m x 3.66m)

Utility Room

14' x 10' 5" max (4.27m x 3.17m max)

Cloakroom

Conservatory

10' 3" x 4' 6" (3.12m x 1.37m)

First Floor Landing

Bedroom One

12' 5" x 12' (3.78m x 3.66m)

Bedroom Two

11' 11" x 11' 6" (3.63m x 3.51m)

Bedroom Three

7' 11" x 7' 6" (2.41m x 2.29m)

Bathroom

8' 1" x 8' (2.46m x 2.44m)

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.

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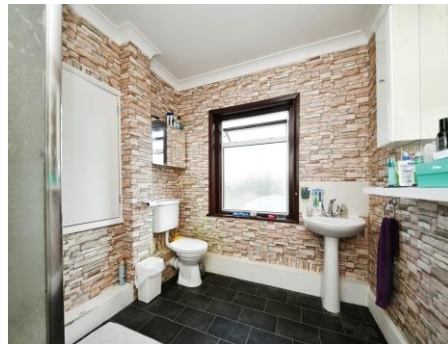
Ramnoth Road, Wisbech

- NO FORWARD CHAIN
- 3 Bedrooms
- 2 Reception Rooms
- Off Road Parking
- Currently Tenanted

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£250,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB124926



Property Ref:
WSB124926 - 0009

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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