



All Saints Avenue, Wisbech PE13 3RQ

Welcome to

All Saints Avenue, Wisbech

LOOKING FOR A LOVELY BUNGALOW? Situated at the bottom of a quiet cul de sac within the popular Walsoken area of Wisbech, this established detached bungalow is presented in fantastic order and viewing is highly recommended! With three bedrooms and a 21' lounge/dining room, the property also benefits from a refitted kitchen, a refitted 4-piece bathroom, PVCu double glazing, gas radiator central heating and a single garage.





Ground Floor

Entrance Hall

Lounge/dining Room

21' 6" x 11' 3" (6.55m x 3.43m)

Kitchen

9' 11" x 11' 1" (3.02m x 3.38m)

Side Lobby

Bedroom One

12' 11" x 9' 4" excluding wardrobes (3.94m x 2.84m excluding wardrobes)

Bedroom Two

9' 9" plus door recess x 11' 1" (2.97m plus door recess x 3.38m)

Bedroom Three

8' 9" x 7' 11" (2.67m x 2.41m)

Bathroom

9' 5" x 6' 9" (2.87m x 2.06m)

Garden Room

10' 9" x 5' 4" (3.28m x 1.63m)

Garage

18' 7" x 8' 2" (5.66m x 2.49m)

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

All Saints Avenue, Wisbech

- Established detached bungalow
- Three bedrooms
- Refitted kitchen and bathroom
- 21' Lounge/dining room
- Cul de sac location

Tenure: Freehold EPC Rating: E

offers in excess of

£280,000

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. At the third set of traffic lights turn left into Norwich Road. Continue along and at the mini roundabout continue straight on. Turn right into Chapnall Road and at the "T" junction turn left into Burrett Road. Take the second turning left into All Saints Avenue where the property will be found.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB124958



Property Ref:
WSB124958 - 0007

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.



william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk