



**Mount Pleasant Road, Wisbech PE13 3NA**

## Welcome to

### Mount Pleasant Road, Wisbech

LOOKING FOR GOOD VALUE FOR MONEY? Take a look at this well presented terraced home, located close to the town centre of Wisbech! This property offers 3 bedrooms to the first floor, a refitted bathroom to the ground floor, kitchen, lounge, dining room plus a recently fitted conservatory. Outside, there is a generous rear garden that also features access to the rear should you wish to create off road parking? The property has been updated by its current owners and features double glazing, gas central heating and NO FORWARD CHAIN! To fully appreciate all that is on offer and to avoid disappointment, an early viewing is highly recommended! Contact us TODAY!





**Dining Room**

11' 5" x 10' 8" Max ( 3.48m x 3.25m Max )

**Lounge**

11' 11" x 11' 7" Max ( 3.63m x 3.53m Max )

**Kitchen**

6' 11" x 12' 11" ( 2.11m x 3.94m )

**Ground Floor Bathroom**

6' 11" x 8' 10" ( 2.11m x 2.69m )

**1st Floor Landing**

**Bedroom 1**

11' 8" x 11' ( 3.56m x 3.35m )

**Bedroom 2**

12' x 8' 8" ( 3.66m x 2.64m )

**Bedroom 3**

7' x 12' 6" ( 2.13m x 3.81m )

**Front & Rear Gardens**

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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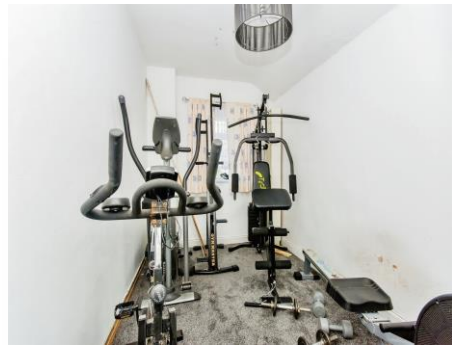
### Mount Pleasant Road, Wisbech

- NO FORWARD CHAIN
- 3 Bedrooms
- 2 Reception Rooms
- Refitted Bathroom
- Conservatory

Tenure: Freehold EPC Rating: C

offers in excess of

# £140,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB125049](http://williamhbrown.co.uk/Property/WSB125049)



Property Ref:  
WSB125049 - 0005

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](mailto:Wisbech@williamhbrown.co.uk)



20 High Street, WISBECH, Cambridgeshire,  
PE13 1DE



[williamhbrown.co.uk](http://williamhbrown.co.uk)