



Cannon Street, Wisbech PE13 2QW

Welcome to

Cannon Street, Wisbech

ATTENTION INVESTORS & FIRST TIME BUYERS! Take a look at this deceptively spacious semi detached home, located just outside the town centre of Wisbech! Currently has existing tenant. Benefiting from new boiler installed in 2022. The property offers ample living space from a lounge to the front and dining room to the rear leading through to the kitchen and a small conservatory. To the 1st floor are 2 double bedrooms, one of which further benefits from an ensuite bathroom. Outside is a small front garden and at the rear is a low maintenance garden with gated access to the front and features 2 brick sheds for storage. The property is also offered for sale with NO FORWARD CHAIN. To find out more about this competitively priced property or to arrange your viewing, please contact us today!





Ground Floor

First Floor

Entrance Porch

Living Room

11' 4" x 11' 5" Max (3.45m x 3.48m Max)

Dining Room

11' 4" Max x 8' 9" (3.45m Max x 2.67m)

Kitchen

5' 11" x 7' 11" (1.80m x 2.41m)

Conservatory

8' 3" x 5' 3" (2.51m x 1.60m)

1st Floor Landing

Bedroom 1

11' 5" x 11' 5" Max (3.48m x 3.48m Max)

Bedroom 2

8' 8" x 11' 6" (2.64m x 3.51m)

Ensuite Bathroom

5' 11" x 7' 10" (1.80m x 2.39m)

Front & Rear Gardens

Agents Notes:

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details

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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- NO FORWARD CHAIN
- 2 Double Bedrooms
- Ensuite Bathroom
- 2 Reception Rooms
- Front & Rear Gardens

Tenure: Freehold EPC Rating: E

offers in excess of

£130,000

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A 47, signposted Peterborough, to the first set of traffic lights and continue straight on. Take the first left turning into Somers Road and at the "T" junction turn left into Queens Road. Continue along and take the second left hand turning into Cannon Street 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/WSB124794



Property Ref:
WSB124794 - 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.

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