



**Norwich Road, WISBECH PE13 3TA**



## Welcome to

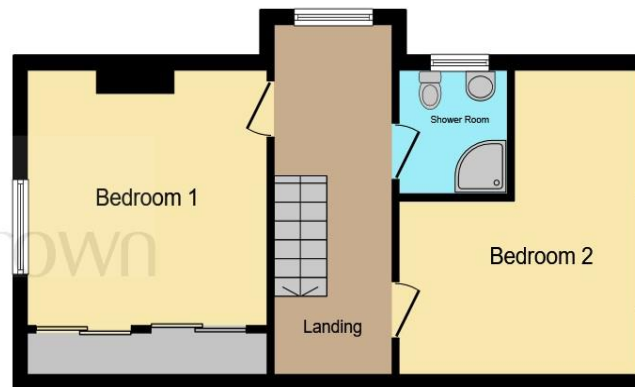
### Norwich Road, WISBECH

LOOKING FOR AN INDIVIDUALLY DESIGNED HOME? Take a look at this bespoke and flexible family home located just under 1 mile from the town centre of Wisbech. This deceptive home offers flexible living accommodation from 2 double bedrooms on the 1st floor and a shower room, whilst the ground floor provides a further bedroom, bathroom, lounge, kitchen / diner and a conservatory. There is also an integral garage that could be further utilised as accommodation should the need arise. Outside the property is a gated driveway, providing off road parking and a lawned front garden. At the rear is an enclosed and private south easterly facing garden that includes a patio with timber pergola over and is mainly laid to lawn. The property is connected to all mains services and is double glazed throughout and offered for sale with NO FORWARD CHAIN. To fully appreciate the size and potential of this deceptive home, an early viewing is a must! Get in touch with us TODAY!





**Ground Floor**



**First Floor**

**Entrance Hall**

**Lounge**

13' 11" x 11' 11" ( 4.24m x 3.63m )

**Kitchen**

10' 10" x 11' 11" ( 3.30m x 3.63m )

**Conservatory**

8' 5" x 9' 6" ( 2.57m x 2.90m )

**Study / Bed 3**

11' 11" x 7' 10" ( 3.63m x 2.39m )

**Ground Floor Bathroom**

7' 11" x 5' 6" ( 2.41m x 1.68m )

**1st Floor Landing**

**Bedroom 1**

11' 10" x 12' 1" to Wardrobe ( 3.61m x 3.68m to Wardrobe )

**Bedroom 2**

12' x 13' 11" Max ( 3.66m x 4.24m Max )

**Shower Room**

5' 7" x 5' 1" ( 1.70m x 1.55m )

**Front & Rear Gardens**

**Single Garage**

17' 1" x 7' 5" ( 5.21m x 2.26m )

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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### Norwich Road, WISBECH

- NO FORWARD CHAIN
- 2/3 Bedrooms
- 1/2 Reception Rooms
- Bathroom Plus Shower Room
- Off Road Parking

Tenure: Freehold EPC Rating: D

offers in excess of

# £235,000

### Directions to this property:

From the 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 the property is located on the right hand side.



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/WSB125237](http://williambrown.co.uk/Property/WSB125237)



Property Ref:  
WSB125237 - 0004

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