



Norwich Road, WISBECH PE13 3TA

Welcome to

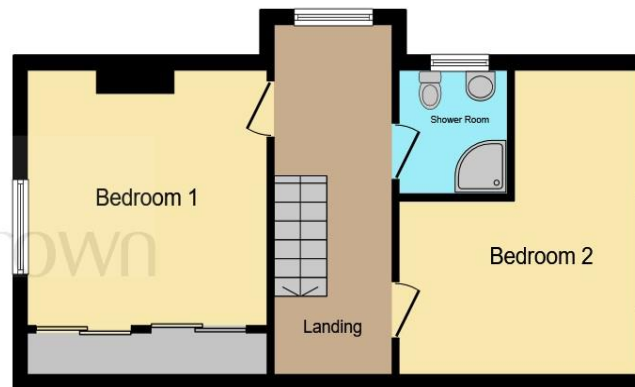
Norwich Road, WISBECH

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 & 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, a 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 & Integral Single Garage

Tenure: Freehold EPC Rating: D

offers in excess of

£220,000

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



Property Ref:
WSB125237 - 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.

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