



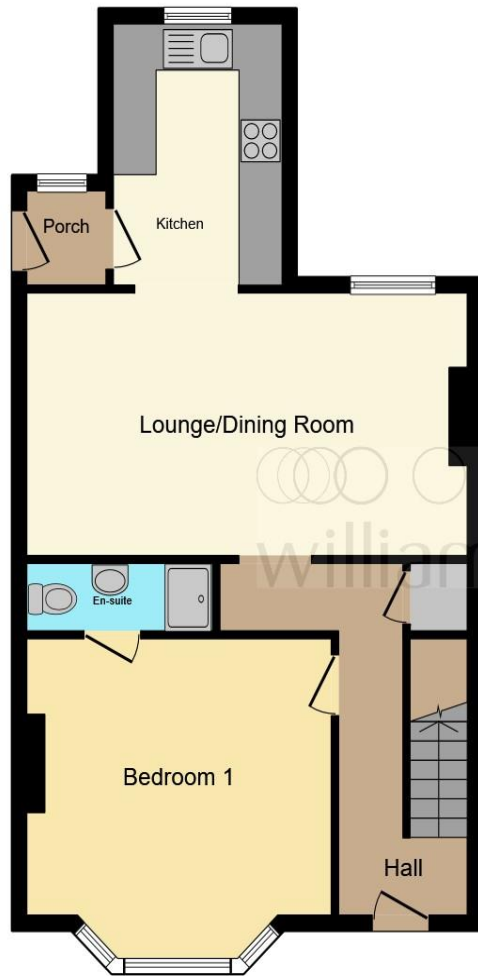
Colvile Road, Wisbech PE13 2EL

Welcome to

Colvile Road, Wisbech

LOOKING FOR A FLEXIBLE FAMILY HOME? Take a look at this modernised, detached family home located in the popular town of Wisbech, just 0.5 miles from the town centre. This deceptively spacious home offers 4/5 bedrooms, one of which is located on the ground floor and offers an ensuite shower room and the 5th bedroom is currently used as a dressing room. There is a further shower room to the 1st floor and 3 other bedrooms and on the ground floor is a living / diner across the back plus a kitchen on the back. Outside the property is an enclosed front garden and a good size garden at the rear that has gated access. The property benefits from double glazed windows & doors and has had a new boiler fitted in 2021 and has been modernised by its current owners. This property is available for immediate viewing, so to avoid disappointment, contact us TODAY!





Ground Floor



First Floor

Entrance Hall

Lounge / Dining Room

Kitchen

11' x 7' 6" (3.35m x 2.29m)

Rear Porch

Ground Floor Bedroom

14' x 13' 11" (4.27m x 4.24m)

Ensuite Shower Room

1st Floor Landing

Bedroom 1

14' x 11' 11" Max (4.27m x 3.63m Max)

Bedroom 2

11' 5" x 11' 3" Max (3.48m x 3.43m Max)

Bedroom 3

9' 2" x 8' 9" (2.79m x 2.67m)

Bedroom 4 / Dressing Room

6' 3" x 6' 6" (1.91m x 1.98m)

Shower Room

6' 1" x 5' 10" (1.85m x 1.78m)

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.

Welcome to

Colvile Road, Wisbech

- Detached Family Home
- 4/5 Bedrooms
- Ensuite to Ground Floor Bedroom
- New Boiler 2021
- Tax Band: C
- Front & Rear Gardens
- Modernised Throughout

Tenure: Freehold EPC Rating: D

offers in excess of

£250,000



Directions to this property:

From Wisbech Freedom Bridge roundabout take the Lynn Road signposted for Walsoken and port area, Turn right into Clarkson Avenue then take the second left into Tavistock Road. Continue along and turn right into Colvile Road where the property will be found on the left hand side.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB125414



Property Ref:
WSB125414 - 0004

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.



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