



Oakroyd Crescent, Wisbech PE13 3AR

Welcome to

Oakroyd Crescent, Wisbech

ONE TO ADD TO YOUR PORTFOLIO? Being offered with a tenant in situ, this established detached house is located approximately 0.5 miles from the town centre of Wisbech and is available to the market with no onward chain! With three double bedrooms and two reception rooms, the property also benefits from a useful utility room, bath & shower rooms, gas radiator central heating and PVCu double glazed windows.





Ground Floor



First Floor

Entrance Hall

Lounge

9' 6" excluding bay x 12' 6" (2.90m excluding bay x 3.81m)

Dining Room

13' x 10' (3.96m x 3.05m)

Kitchen

9' 11" x 8' 5" (3.02m x 2.57m)

Utility Room

5' 5" x 10' 4" (1.65m x 3.15m)

Rear Lobby

Bathroom

6' 3" x 7' 11" (1.91m x 2.41m)

First Floor Landing

Bedroom One

13' 1" x 10' (3.99m x 3.05m)

Bedroom Two

12' 7" maximum x 9' 7" (3.84m maximum x 2.92m)

Bedroom Three

10' x 8' 6" (3.05m x 2.59m)

Shower Room

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to

Oakroyd Crescent, Wisbech

- Established detached house
- Three bedrooms
- Two reception rooms
- Tenant in situ
- NO FORWARD CHAIN

Tenure: Freehold EPC Rating: E

offers in excess of

£180,000

Directions to this property:

At Freedom Bridge roundabout take the Lynn Road exit and turn left onto De Havilland Road. Turn right onto Oakroyd Crescent and follow the road around where the property is on the right hand side.



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/WSB125468



Property Ref:
WSB125468 - 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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