

Ramnoth Road, Wisbech PE13 2SN



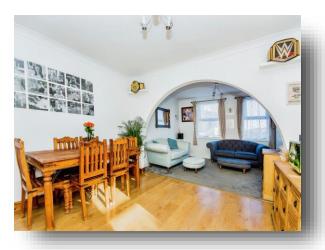
Welcome to

Ramnoth Road, Wisbech

HOW ABOUT A PERIOD HOME WITH MODERN TOUCHES? Take a look at this semi detached Interwar Period property that is located just outside the town centre of Wisbech. This lovely home has been modernised and features a 24 ft lounge / diner, a kitchen, utility room, a generous conservatory to the side, a ground floor shower room plus a 1st floor cloakroom as well as 3 good sized bedrooms. Outside the property to the front is a driveway providing off road parking for 2 cars, whilst the rear is a mainly laid to lawn garden, fully enclosed with gated access to the front with 2 large timber sheds included. There really is a lot to like here with modern benefits of double glazed windows & doors, gas central heating and mains drains, this could be the perfect home for a first time buyer looking for a long term home. To find out more or to arrange your viewing, contact us TODAY!















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.

Conservatory 9' 1" x 14' 10" (2.77m x 4.52m)

Lounge / Diner 24' 8" Max x 12' (7.52m Max x 3.66m)

Kitchen 8' 10" x 12' (2.69m x 3.66m)

Boot Room

Utility Room 6' 2" x 6' 2" (1.88m x 1.88m)

Shower Room 7' x 7' 3" (2.13m x 2.21m)

1st Floor Landing

Bedroom 1 10' 8" x 12' 1" (3.25m x 3.68m)

Bedroom 2 10' 6" x 9' (3.20m x 2.74m)

Bedroom 3 8' 10" x 7' (2.69m x 2.13m)

Cloakroom

Front & Rear Gardens

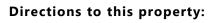
Welcome to

Ramnoth Road, Wisbech

- Period Semi Detached Home
- 3 Bedrooms
- 24 ft Lounge / Diner
- Shower Room & Cloakroom
- Utility Room
- Off-Road Parking

Tenure: Freehold EPC Rating: D

offers in excess of **£190,000**



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 turn right into Ramnoth Road, continue along where the property will be found on the right hand side towards the other end of the road.



view this property online williamhbrown.co.uk/Property/WSB123114



Property Ref: WSB123114 - 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.

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