



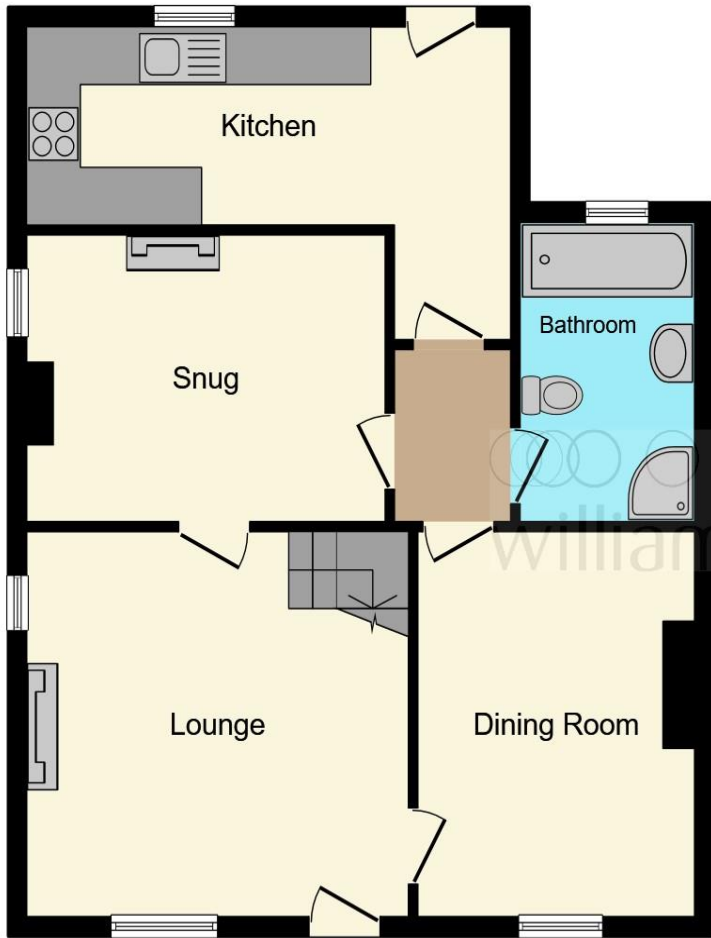
Norwich Road, Wisbech PE13 3TB

Welcome to

Norwich Road, Wisbech

BEST OF BOTH WORLDS! If you are wanting an established, character property with a modern twist, then this detached house situated in a non-estate location could be just what you are looking for! With three double bedrooms and three reception rooms, the property also benefits from a fully integrated, refitted kitchen, a refitted 4-piece bathroom, PVCu double glazing and gas radiator central heating. Outside, there is off-road parking to the front and a fully enclosed, south-facing rear garden.





Ground Floor



First Floor

Lounge

13' 5" Max x 13' 10" Max (4.09m Max x 4.22m Max)

Dining Room

13' 5" x 10' Max (4.09m x 3.05m Max)

Snug

9' 9" Max x 12' 9" (2.97m Max x 3.89m)

Inner Hallway

Kitchen

6' 9" plus door recess x 17' 9" (2.06m plus door recess x 5.41m)

Bathroom

10' 2" x 6' 2" (3.10m x 1.88m)

First Floor Landing

Bedroom One

13' 5" x 10' 1" Max (4.09m x 3.07m Max)

Bedroom Two

13' 5" x 7' 6" Max (4.09m x 2.29m Max)

Bedroom Three

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

Outside

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

Norwich Road, Wisbech

- Established detached house
- Three double bedrooms
- Three reception rooms
- Refitted kitchen and bathroom
- No onward chain

Tenure: Freehold EPC Rating: D

£240,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB125754



Property Ref:
WSB125754 - 0002

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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