



**Marsh Walk, WISBECH PE13 2DR**

**Welcome to**

## **Marsh Walk, WISBECH**

LOOKING FOR SOMETHING WITH A BIT OF HISTORY? This former St Johns Ambulance building has been completely overhauled into a fabulous, modern detached family home located just a short walk from the popular town centre of Wisbech. Offering 3/4 bedrooms, 1 of which can be on the ground floor, a ground floor wet room with under floor heating, a 22 ft lounge / diner plus a 16 ft family room with under floor heating, fitted kitchen with integrated appliances, 3 double bedrooms to the 1st floor, one of which benefiting further from en-suite facilities, and a family bathroom complete with under floor heating to finish the accommodation. Outside, the property fronts onto Marsh Walk with access at the rear from William Road, which provides access to the off road parking. There is also a further benefit of NO FORWARD CHAIN! To fully appreciate this beautiful home and to avoid disappointment, an early viewing is highly recommended!







**Ground Floor**



**First Floor**

**Lounge / Diner**

11' 3" x 22' 5" ( 3.43m x 6.83m )

**Family Room**

16' 6" x 11' 3" ( 5.03m x 3.43m )

**Rear Lobby**

11' 3" x 22' 5" Max ( 3.43m x 6.83m Max )

**Kitchen Area**

12' 2" x 11' 5" ( 3.71m x 3.48m )

**Study / Bedroom 4**

7' 6" x 10' 2" ( 2.29m x 3.10m )

**Downstairs Wet Room**

**1st Floor Landing**

**Bedroom One**

11' 8" x 14' 11" ( 3.56m x 4.55m )

**Bedroom Two**

11' 7" x 14' 11" Max ( 3.53m x 4.55m Max )

**En-Suite**

**Bedroom Three**

7' 4" Max x 11' 8" ( 2.24m Max x 3.56m )

**Family Bathroom**

11' 6" x 3' 8" ( 3.51m x 1.12m )

**Rear Garden**

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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## **Marsh Walk, WISBECH**

- Former St Johns Ambulance Building
- 3/4 Bedrooms
- Wet Room, Bathroom Plus En-Suite
- 2 Reception Rooms
- Off Road Parking
- NO FORWARD CHAIN

Tenure: Freehold EPC Rating: C

offers in excess of

**£260,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB116164](http://williamhbrown.co.uk/Property/WSB116164)



Property Ref:  
WSB116164 - 0004

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