

# Wistaria Road, WISBECH PE13 3RH



### Welcome to

## Wistaria Road, WISBECH

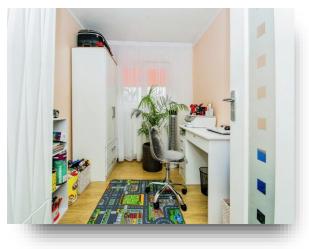
EXCEPTIONAL IN EVERY WAY! Take a look at this absolutely stunning, semi detached family home that has been completely overhauled, located in the popular Walsoken end of Wisbech. This immaculate, modern home has been completely refurbished and offers an open plan lounge / kitchen / diner with patio doors at the rear overlooking the garden. There is a separate utility / cloakroom plus the property has cleverly integrated the garage / workshop into the main entrance that provides an additional cloakroom plus a workroom at the rear, currently used as a home salon. This opens up the idea of keeping working from home separate from family life. Upstairs, the property has a refitted bathroom and 3 bedrooms, 2 of which are good size doubles. Outside the property is an enclosed driveway / front garden that gives huge amounts of privacy and provides off road parking. At the rear is an enclosed garden that features a paved patio and an insulated shed that also has power that could be used as a small workshop. The property is connected to all mains services, is fully double glazed and has electric underfloor heating in addition to central heating, to the ground floor of the house. This gorgeous home is also offered for sale with NO FORWARD CHAIN!















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

**Garage / Entrance Hall** 22' 6" x 12' 4" Max ( 6.86m x 3.76m Max )

#### Cloakroom

Lounge / Dining / Kitchen 28' 3" x 15' 7" Max ( 8.61m x 4.75m Max )

**Utility / Cloakroom** 5' 9" x 5' 3" ( 1.75m x 1.60m )

**1st Floor Landing** 

**Bedroom 1** 15' 1" x 9' 4" ( 4.60m x 2.84m )

**Bedroom 2** 12' 5" x 9' 4" ( 3.78m x 2.84m )

**Bedroom 3** 7' 3" x 9' 5" ( 2.21m x 2.87m )

**Bathroom** 6' 7" x 7' 9" ( 2.01m x 2.36m )

Rear Workroom / Garden Room 15' 9" x 10' 1" ( 4.80m x 3.07m )

Front & Rear Garden

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### Wistaria Road, WISBECH

- NO FORWARD CHAIN
- Exceptional Renovated Home
- 3 Bedrooms
- Open Plan Living
- Tax Band: A
- Off Road Parking
- Work Room & Garage / Workshop

Tenure: Freehold EPC Rating: C

#### offers in excess of

# £220,000





#### view this property online williamhbrown.co.uk/Property/WSB125747



Property Ref: WSB125747 - 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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#### Directions to this property:

From Wisbech Freedom Bridge roundabout, take the Lynn Road signposted Walsoken & Port Area. Proceed out of town and at the mini roundabout turn right into Lerowe Road. Continue along and turn left into Grimmers Road. At the bottom turn left into Kirkgate Street and at the mini roundabout turn right into Wistaria Road. Follow along where the property will be found on your right hand side.





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Please note the marker reflects the

postcode not the actual property

All Saints' Church

Cooolechurch Rd

20 High Street, WISBECH, Cambridgeshire, PE13 1DE

Black Bear Ln

BSM Instructor Philip Walker

Map data ©2024



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