



**Oakroyd Crescent, WISBECH PE13 3AR**



**Welcome to**

## **Oakroyd Crescent, WISBECH**

CALLING ALL INVESTORS AND FIRST TIME BUYERS ALIKE! Take a look at this well presented, extended semi detached home offering deceptive space and located just outside the town centre! This family home offers loads of space from a 24 ft lounge, a 24 ft kitchen / diner, a ground floor cloakroom, 3 double bedrooms and a 1st floor bathroom. The property will be fully redecorated with new flooring throughout. Outside, there is off road parking to the side with vehicular gates providing additional parking if required. The rear garden is enclosed and offers a tiled patio area to enjoy sheltered evening in those coming summer months! The property is connected to all mains services, is double glazed throughout, is located just 0.5 miles to the town centre and is offered for sale with NO FORWARD CHAIN! Be quick to avoid disappointment!





## Entrance Hall

## Lounge

24' 11" x 10' 10" Max ( 7.59m x 3.30m Max )

## Kitchen / Diner

24' 3" Max x 8' 11" ( 7.39m Max x 2.72m )

## Cloakroom

## 1st Floor Landing

## Bedroom 1

14' x 10' 6" ( 4.27m x 3.20m )

## Bedroom 2

11' 9" x 8' 4" ( 3.58m x 2.54m )

## Bedroom 3

12' 11" x 8' 9" ( 3.94m x 2.67m )

## Bathroom

9' 4" Max x 5' 11" ( 2.84m Max x 1.80m )

## Front & Rear Gardens

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](http://www.focalagent.com)

## Welcome to

## Oakroyd Crescent, WISBECH

- NO FORWARD CHAIN
- 3 Double Bedrooms
- Close to Town Centre
- Kitchen / Diner
- Ground Floor Cloakroom
- Off Road Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £170,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB124426](http://williamhbrown.co.uk/Property/WSB124426)



Property Ref:  
WSB124426 - 0008

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