



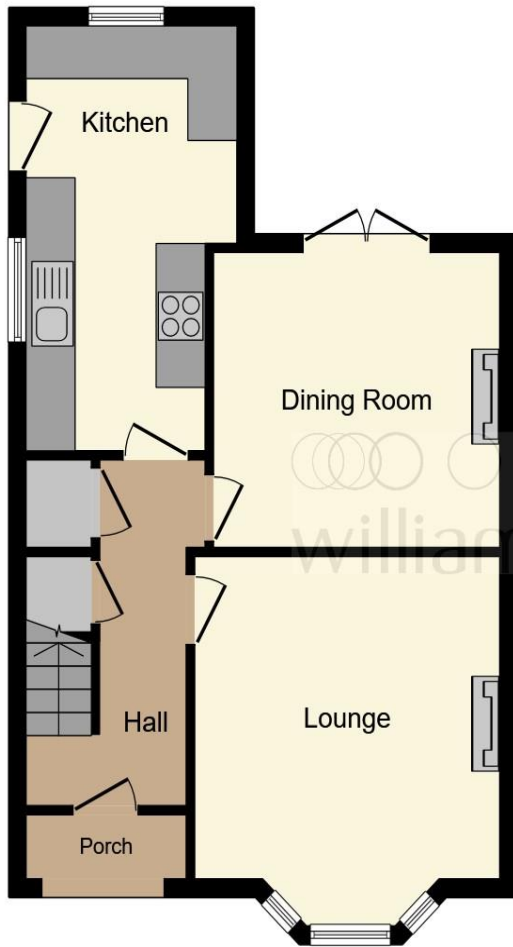
Kenlan Road, WISBECH PE13 3DR

Welcome to

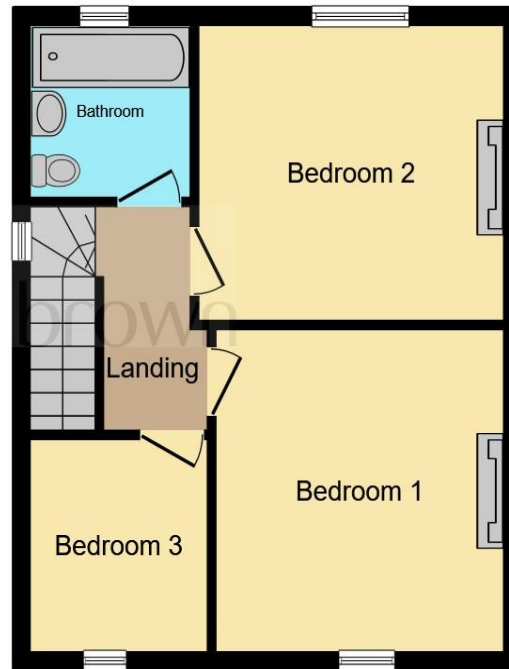
Kenlan Road, WISBECH

TAKE A WALK IN TO TOWN! Situated in a quiet cul de sac location approximately 0.5 miles from the town centre, this established semi-detached house could be ideal for those wanting all amenities close at hand! With three bedrooms and two reception rooms, the property also benefits from a 15' kitchen, PVCu double glazing, gas radiator central heating, off-road parking and a sunny, south-facing rear garden.





Ground Floor



First Floor

Entrance Hall

Lounge

12' excluding bay x 12' 6" maximum (3.66m excluding bay x 3.81m maximum)

Dining Room

11' x 11' 6" maximum (3.35m x 3.51m maximum)

Kitchen

15' 9" x 8' 6" maximum (4.80m x 2.59m maximum)

First Floor Landing

Bedroom One

12' x 11' 7" maximum (3.66m x 3.53m maximum)

Bedroom Two

11' x 12' 3" maximum (3.35m x 3.73m maximum)

Bedroom Three

7' 11" x 7' 1" (2.41m x 2.16m)

Bathroom

6' 5" x 6' 5" (1.96m x 1.96m)

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

Welcome to

Kenlan Road, WISBECH

- Established semi-detached house
- Three bedrooms
- Two reception rooms
- Close to town
- South-facing rear garden

Tenure: Freehold EPC Rating: D

offers in excess of

£190,000

Directions to this property:

From the Wisbech Freedom Bridge roundabout take the B198 Lynn Road, continue along and just before the second set of traffic light, turn left into Kenlan Road where the property is on your left hand side.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB125746



Property Ref:
WSB125746 - 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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william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk