



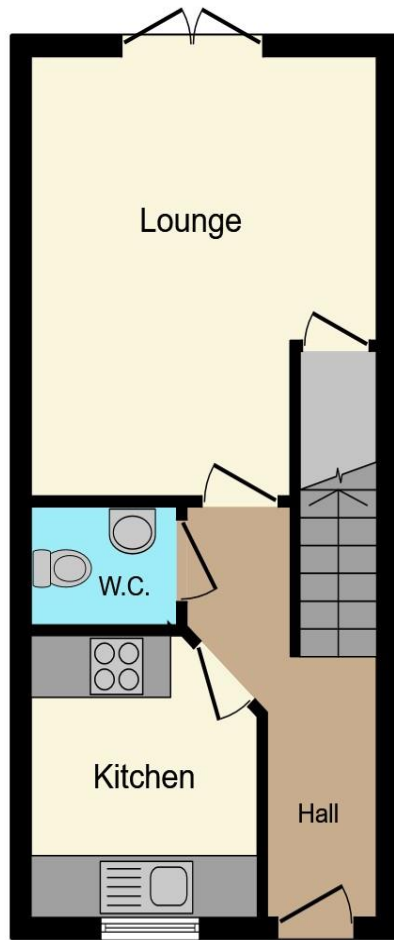
St. Augustines Road, Wisbech PE13 3AD

Welcome to

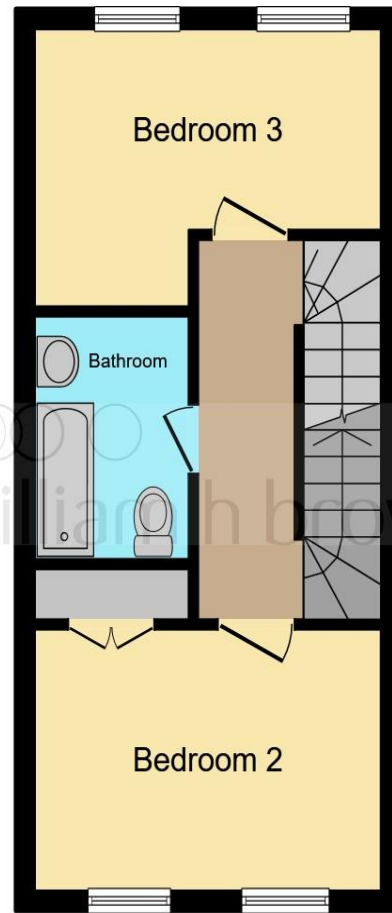
St. Augustines Road, Wisbech

GREAT SPACE FOR ALL THE FAMILY! Living life in a high style with this 3 storey town house, located just outside the town centre of Wisbech. This deceptively spacious home offers a kitchen, lounge and cloakroom to the ground floor, 2 double bedrooms and family bathroom to the 1st floor and the top floor comprises of the master suite, including the 16 ft master bedroom and generous ensuite. Outside the property is a small front garden and a courtyard style garden at the rear that is enclosed and provides gated access at the rear. There is also an allocated parking space at the rear with further guest spaces available on a 1st come, 1st serve basis. The property is offered for sale with NO FORWARD CHAIN and has full double glazed windows and doors, mains electricity, gas, water and drainage connected and was build complete in 2017. To fully appreciate this spacious, modern home, an early viewing is highly recommended! Call us TODAY!

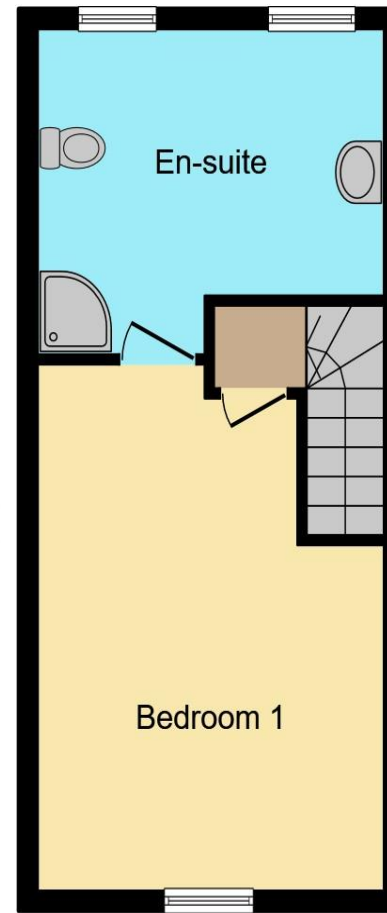




Ground Floor



First Floor



Second Floor

Entrance Hall

Kitchen

9' 1" x 7' 9" (2.77m x 2.36m)

Cloakroom

Lounge

11' 10" x 13' 8" Max (3.61m x 4.17m Max)

1st Floor Landing

Bedroom 2

8' 4" x 11' 10" (2.54m x 3.61m)

Bedroom 3

11' 9" x 8' 10" (3.58m x 2.69m)

Bathroom

7' 9" x 5' 2" (2.36m x 1.57m)

2nd Floor

Master Bedroom

16' 9" x 11' 11" (5.11m x 3.63m)

Ensuite

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

Welcome to

St. Augustines Road, Wisbech

- NO FORWARD CHAIN
- Deceptively Spacious Home
- 3 Double Bedrooms
- Town Location
- Off Road Parking

Tenure: Freehold EPC Rating: B

offers in the region of

£190,000

Directions to this property:

From the Wisbech Freedom Bridge round about take the A1101 signposted Downham Market. Take the first exit on the left into Blackfriars Road which turns in to St Augustines Road, where the property will be found on the left hand side. Look out for our board!



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB125659



Property Ref:
WSB125659 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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