





Westmead Avenue, WISBECH PE13 2SL



Welcome to

Westmead Avenue, WISBECH

PREPARE TO BE AMAZED! Simply stunning is the only way to describe this fantastic family home which has been extended and fully refurbished by the current owners and viewing is the only way to appreciate all that is on offer! With four double bedrooms (the master having dressing room and en-suite facilities) and three reception rooms, the hub of the home is a wonderful 30' Kitchen/family room which has been refitted and is fully integrated with bi-fold doors overlooking the generous rear garden. The property also benefits from a useful utility/cloakroom, PVCu double glazing and gas radiator central heating.

















Ground Floor

First Floor

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

Entrance Hall Utility/cloakroom

7' 8" x 5' 10" maximum ($2.34m \times 1.78m$ maximum)

Dining Hall

10' 11" x 13' 11" maximum (3.33m x 4.24m maximum)

Lounge

20' 4" x 11' 10" (6.20m x 3.61m)

Kitchen/family Room

20' 11" maximum x 30' 8" (6.38m maximum x 9.35m)

Rear Hallway Playroom

16' 3" x 8' 3" (4.95m x 2.51m)

First Floor Landing Master Bedroom

10' 7" x 14' 9" (3.23m x 4.50m)

Dressing Room

9' 1" maximum x 6' 4" maximum (2.77m maximum x 1.93m maximum)

En-Suite

5' 4" x 6' 9" (1.63m x 2.06m)

Bedroom Two

9' 2" excluding wardrobes x 13' 8" (2.79m excluding wardrobes x 4.17m)

Bedroom Three

8' 11" excluding wardrobes x 11' 10" (2.72m excluding wardrobes x 3.61m)

Bedroom Four

10' 10" maximum x 13' 11" (3.30m maximum x 4.24m)

Family Bathroom

5' 5" x 12' 4" (1.65m x 3.76m)

Garage

Welcome to

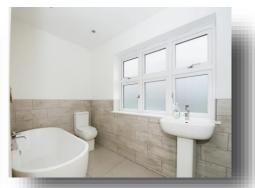
Westmead Avenue, WISBECH

- Extended detached family home
- Fully refurbished throughout
- Four double bedrooms
- Tax Band: D
- 30' Kitchen/family room

Tenure: Freehold EPC Rating: E

£450,000





Directions to this property:

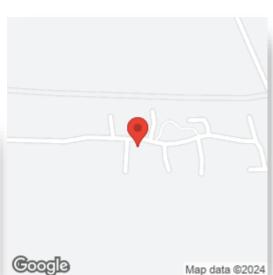
found on your right hand side.

From the Wisbech Freedom Bridge roundabout, take the A1101

proceed through five sets of traffic lights. Take the first turning on your left into Westmead Avenue where the property will be

signposted Downham Market. Continue out of town and





Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB125750



Property Ref: WSB125750 - 0005 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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