



Third Avenue, Wisbech PE13 2BJ

Welcome to

Third Avenue, Wisbech

ONE FOR THE KEEN GARDENER! Formerly a three bedroom property which has been re-configured by the current owner, this established detached bungalow is presented in good order and sits on a plot approaching 0.2 acres (S.T.S.) With two double bedrooms and an 18' lounge/dining room, the property also benefits from a 14' kitchen, PVCu double glazing, gas radiator central heating and a detached single garage.





Floor Plan

Outbuilding

Entrance Hall

Kitchen

14' 10" x 9' 5" maximum (4.52m x 2.87m maximum)

Lounge/Dining Room

15' 11" x 18' maximum (4.85m x 5.49m maximum)

Bedroom One

19' 10" x 11' 11" maximum (6.05m x 3.63m maximum)

Bedroom Two

12' 1" x 11' 8" (3.68m x 3.56m)

Bathroom

6' x 5' 11" (1.83m x 1.80m)

Separate Wc

2' 9" x 5' 11" (0.84m x 1.80m)

Garage

15' 1" x 8' 6" (4.60m x 2.59m)

Store

6' x 8' 6" (1.83m x 2.59m)

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

Third Avenue, Wisbech

- Established detached bungalow
- Two double bedrooms (Formerly three)
- 18' lounge/dining room
- Plot approaching 0.2 acres (S.T.S.)
- Cul de sac location

Tenure: Freehold EPC Rating: C

offers in excess of

£270,000

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. At the third set of traffic lights turn left into Norwich Road, continue along and turn right into Mount Drive. Proceed along and take the second left turn into Third Avenue where the property will be found on your right hand side. Look for our board!



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB125887



Property Ref:
WSB125887 - 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.

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