



Harecroft Road, Wisbech PE13 1RL

Welcome to

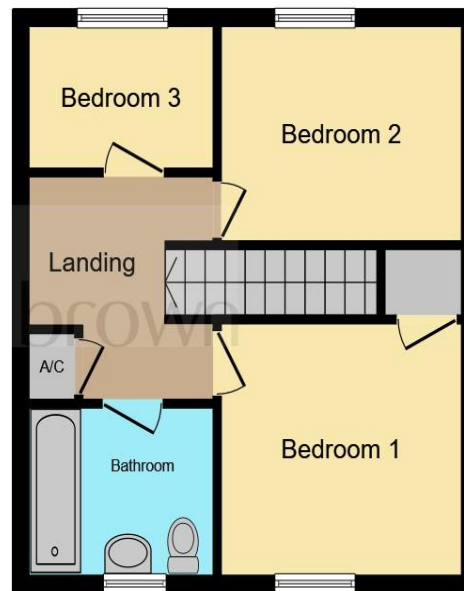
Harecroft Road, Wisbech

TAKE A WALK IN TO TOWN! Situated in a non-estate location just a short walk from the town centre, this established semi-detached house would be ideal for those wanting all amenities close at hand! With three bedrooms and an 18' lounge/dining room, the property also benefits from a conservatory, a useful utility room (partially converted from the garage), multi-vehicle off-road parking and a sunny, west-facing rear garden.





Ground Floor



First Floor

Entrance Hall

Kitchen

10' x 9' 10" maximum (3.05m x 3.00m maximum)

Utility Room

8' 2" x 7' 11" (2.49m x 2.41m)

Lounge/Dining Room

11' 10" maximum x 18' 8" (3.61m maximum x 5.69m)

Conservatory

7' 9" x 10' 10" (2.36m x 3.30m)

First Floor Landing

Bedroom One

10' 2" x 10' 3" into wardrobes (3.10m x 3.12m into wardrobes)

Bedroom Two

8' 5" x 10' 4" into wardrobes (2.57m x 3.15m into wardrobes)

Bedroom Three

5' 8" x 8' 6" (1.73m x 2.59m)

Bathroom

6' 8" x 7' 11" (2.03m x 2.41m)

1/2 Garage/Store

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

Harecroft Road, Wisbech

- Established semi-detached house
- Three bedrooms
- Conservatory
- Utility room
- Tax Band: B
- Close To Town

Tenure: Freehold EPC Rating: E

offers in excess of

£200,000

Directions to this property:

From the Wisbech Freedom Bridge roundabout, go over the bridge and turn immediately left into the Old Market. Continue along bearing right into Harecroft Road where the property is on the left hand side.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB125952



Property Ref:
WSB125952 - 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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