



Station Road, Wisbech St. Mary Wisbech PE13 4RW

Welcome to

Station Road, Wisbech St. Mary Wisbech

A LOVELY HOUSE IN A BEAUTIFUL VILLAGE! Take a look at this deceptively spacious, semi detached cottage located in the popular village of Wisbech St Mary. This well presented home offers a 23 ft lounge, 12 ft kitchen, a ground floor bathroom, a conservatory that opens directly from the lounge as well as 2 double bedrooms to the 1st floor. Outside the property is a generous driveway, providing ample off road parking and at the rear is an enclosed garden, with mature shrubs & trees plus an outbuilding that consists of an office to the front with a workshop at the rear. The property is connected to mains electricity, water and drainage and offers oil central heating plus has had a recently refitted kitchen. To fully appreciate this deceptive home on a generous plot, an early viewing is highly recommended. Contact us TODAY!





Entrance Hall

Lounge

12' 11" x 23' (3.94m x 7.01m)

Conservatory

10' 8" x 12' 7" (3.25m x 3.84m)

Kitchen

12' 1" x 12' 3" (3.68m x 3.73m)

1st Floor Landing

Bedroom 1

12' 4" Max x 12' 11" (3.76m Max x 3.94m)

Bedroom 2

9' 1" x 12' 3" Max (2.77m x 3.73m Max)

Family Bathroom

5' 11" x 12' 11" (1.80m x 3.94m)

Front & Rear Garden

Workshop

10' 1" x 14' 9" (3.07m x 4.50m)

Office

9' 1" x 12' 7" (2.77m x 3.84m)

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

Station Road, Wisbech St. Mary Wisbech

- Deceptively Spacious Semi Detached Cottage
- Large Plot Estimated at 1/8th Acre
- Large Outbuilding Split Between Office and Workshop
- Generous Garden
- Tax Band: B
- 2 Double Bedrooms
- Generous Off Road Parking

Tenure: Freehold EPC Rating: E

offers in excess of

£230,000



Directions to this property:

From Wisbech Freedom Bridge roundabout take the former A47, Nene Quay, signposted Peterborough to the first set of traffic lights and turn right over the bridge. Turn immediately left into North Brink and continue along. At the next junction turn left into Barton Road and follow the road out of Wisbech towards Wisbech St Mary. Upon entering the village turn right into Station Road and continue along where the property can be found on your right hand side.



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/WSB125745



Property Ref:
WSB125745 - 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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