



Third Avenue, Wisbech PE13 2BJ

Welcome to

Third Avenue, Wisbech

- NO FORWARD CHAIN
- Fully Renovated Family Home
- Generous Rear Garden
- Ample Off Road Parking
- 3 Bedrooms

Tenure: Freehold EPC Rating: G

£290,000



Entrance Hall

Lounge Area

10' 11" x 11' 11" (3.33m x 3.63m)

Dining Area

10' 10" x 11' 11" (3.30m x 3.63m)

Kitchen

7' 4" x 9' 9" (2.24m x 2.97m)

Utility Room

7' 8" x 5' 9" (2.34m x 1.75m)

1st Floor Landing

Bedroom 1

11' x 13' Into Bay (3.35m x 3.96m Into Bay)

Bedroom 2

12' x 10' 10" Max (3.66m x 3.30m Max)

Bedroom 3

6' 10" x 7' 7" (2.08m x 2.31m)

Family Bathroom

7' 4" x 8' 5" (2.24m x 2.57m)

Front & Rear Gardens

Description:

GENEROUS SIZED ACCOMMODATION RENOVATED TO A BEAUTIFUL STANDARD, READY FOR A GROWING FAMILY! Located in the popular town of Wisbech on a sough after cul-de-sac! This beautiful home has been completely overhauled by its owner and includes a entrance hallway, a lounge area plus dining area, a completely new kitchen is due to go in and there is a utility at the rear. To the 1st floor, 2 double bedrooms one at the front and one to the rear, a good size single bedroom at the front and a bathroom that is ready to be fitted at the rear. Outside the property is a large driveway providing off road parking for multiple cars and at the rear is a generous, mainly laid to lawn garden that offers plenty of space for kids to play or for an outdoor office / summerhouse! The property also is offered for sale with NO FORWARD CHAIN!

This beautifully presented home can offer the new buyer an opportunity to have an input into fixtures & fittings if they are quick enough! Don't delay and get in contact with us TODAY!

view this property online williamhbrown.co.uk/Property/WSB125955



Property Ref:

WSB125955 - 0002

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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