



Third Avenue, Wisbech PE13 2BJ

Welcome to

Third Avenue, Wisbech

GENEROUS SIZED ACCOMMODATION RENOVATED TO A BEAUTIFUL STANDARD, READY FOR A GROWING FAMILY! Located in the popular town of Wisbech on a sought after cul-de-sac! This beautiful home has been completely overhauled by its owner and includes an 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!



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



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



Welcome to

Third Avenue, Wisbech

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

Tenure: Freehold EPC Rating: G

£260,000



Please note the marker reflects the postcode not the actual property

view this property online [williambrown.co.uk/Property/WSB125955](https://www.williambrown.co.uk/Property/WSB125955)



Property Ref:
WSB125955 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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 left hand side. Look for our board!



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