



Norwich Road, Wisbech PE13 2BA

Welcome to

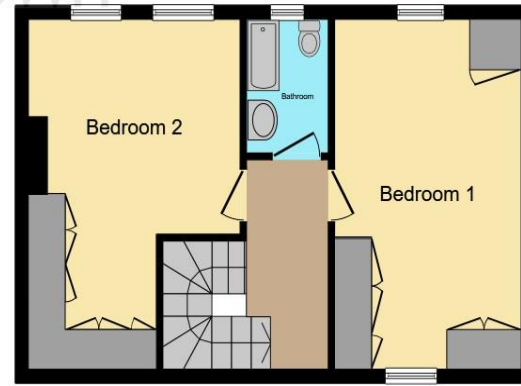
Norwich Road, Wisbech

NO CHAIN!! An opportunity to own a former police and court house. The building was split into semi-detached houses offering unique and flexible accommodation, currently with two bedrooms and a bathroom to the first floor and entrance hall, kitchen/diner, open plan lounge and snug as well as utility and shower room to the ground floor. The property benefits from gas central heating and double glazing. Outside there is parking for several vehicles and a twin garage, gardens and a useful versatile separate room attached to the property. There is a garden area to the rear. Internal viewings are a must!!





Ground Floor



First Floor

Entrance Hall

Lounge

17' 4" Max narrowing to 10' 10" x 16' Max (5.28m Max narrowing to 3.30m x 4.88m)

Dining Room

11' 10" x 9' 9" Max (3.61m x 2.97m Max)

Kitchen / Diner

22' 1" x 10' Max (6.73m x 3.05m Max)

Snug

12' 7" x 6' 6" (3.84m x 1.98m)

Shower Room

First Floor Landing

Bedroom One

10' inc. wardrobes x 17' 5" (3.05m inc. wardrobes x 5.31m)

Bedroom Two

11' 4" Max x 13' 10" To front of eaves storage (3.45m Max x 4.22m To front of eaves storage)

Bathroom

Outside

Twin Garage

Office

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

Norwich Road, Wisbech

- Former Police / Court House
- 2 Bedrooms
- Flexible and versatile accommodation
- Twin Garage & Off Road Parking
- NO CHAIN!!
- Gardens

Tenure: Freehold EPC Rating: E

offers in excess of

£240,000



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/WSB119937



Property Ref:
WSB119937 - 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.

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