









Welcome to

Second Avenue, Wisbech

Must be viewed internally to appreciate size!! The accommodation comprises an entrance hall, a lounge with a large bay window to the front aspect and folding doors which lead into the kitchen/diner, a separate utility area, converted garage space that is now a wet room and an opening to the rear sitting room and bi-folding doors leading out to the large rear garden. On the first floor there are five bedrooms, Bedroom One offers a fabulous en-suite shower room plus a separate dressing room. There is a family bathroom and separate cloakroom. To the front of the property there is parking for several vehicle and to the rear of the property a good size lawned garden with patio area, useful brick storage, outside power points, lighting, garden storage and summerhouse. Well stocked boarders and fruit trees.















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

Entrance Hall

Lounge

14' 10" + Bay x 11' 8" Max (4.52m + Bay x 3.56m Max)

Kitchen / Diner

Irregular Shaped Room 18' 11" Max x 15' 6" Max (5.77m Max x 4.72m)

Utility Store

7' 8" x 5' 7" (2.34m x 1.70m)

Rear Sitting Room

18' 9" x 11' 10" (5.71m x 3.61m)

Wet Room

Converted Garage Room

17' x 8' 3" Max (5.18m x 2.51m Max)

First Floor Landing

Bedroom Two

13' 9" + Bay x 10' 10" Max (4.19m + Bay x 3.30m Max)

Bedroom Five

7' 9" x 7' 5" Max (2.36m x 2.26m Max)

Cloakroom

Bathroom

Bedroom Three

11' x 7' (3.35m x 2.13m)

Bedroom Four

11' x 7' (3.35m x 2.13m)

Bedroom One

12' 8" Max x 11' 6" (3.86m Max x 3.51m)

En-Suite

Outside

Welcome to

Second Avenue, Wisbech

- Stunning 5 bedroom detached house
- Open plan kitchen/diner plus 2 further reception rooms
- En-suite and dressing room to the master bedroom
- Off road parking and generous rear garden
- Tax Band: D

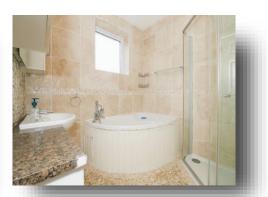
Tenure: Freehold EPC Rating: C

Directions to this property:

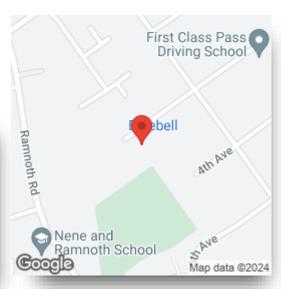
From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. At the third set of traffic lights turn left into Norwich Road. Continue along and turn right into Mount Drive. Proceed along and turn right into Second Avenue where the property will be found on your left hand side, look for our board.

£370,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB125699



Property Ref: WSB125699 - 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.





01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire, PE13 1DE



williamhbrown.co.uk

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.