



**Second Avenue, Wisbech PE13 2BX**

## 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 borders and fruit trees.





**Ground Floor**

**First Floor**

**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**

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](http://www.focalagent.com)

## 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

# £370,000



### 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.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB125699](http://williamhbrown.co.uk/Property/WSB125699)



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