



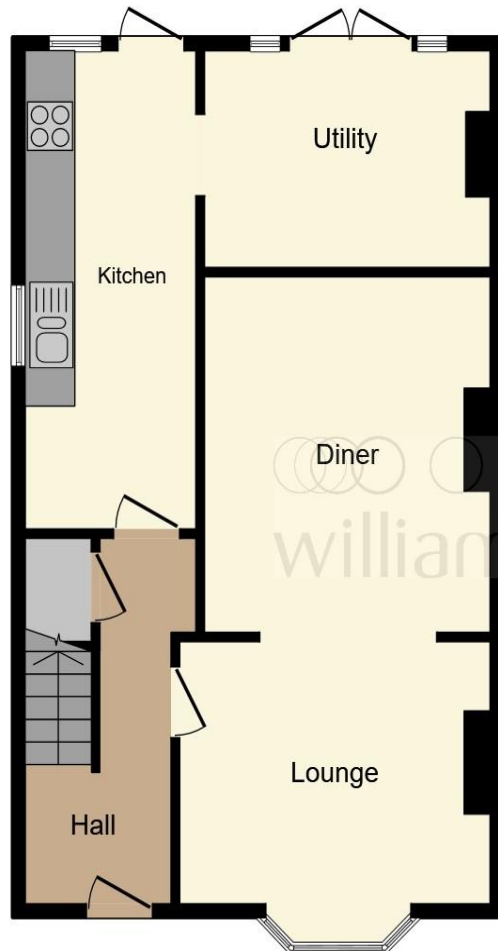
Osborne Road, Wisbech, PE13 3JW

Welcome to

Osborne Road, Wisbech

CALLING ALL FIRST-TIME BUYERS! Situated approximately 1 mile from the town centre, this established semi-detached house would be ideal for the first-time buyer and is available to the market with no onward chain. In brief the accommodation comprises of entrance hall, lounge, dining room, kitchen, first floor landing, three bedrooms and a bathroom. Outside, gardens to the front and rear with off-road parking.





Ground Floor



First Floor

Entrance Hall

Lounge

23' 4" excluding bay x 12' 5" maximum (7.11m excluding bay x 3.78m maximum)

Dining Room

8' x 11' (2.44m x 3.35m)

Kitchen

17' 11" x 6' 7" (5.46m x 2.01m)

First Floor Landing

Bedroom One

13' x 10' excluding wardrobe (3.96m x 3.05m excluding wardrobe)

Bedroom Two

10' 1" x 12' maximum (3.07m x 3.66m maximum)

Bedroom Three

9' 8" x 7' 7" (2.95m x 2.31m)

Bathroom

6' 6" x 6' 4" (1.98m x 1.93m)

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

Osborne Road, Wisbech

- ** Reduced From £165,000 To £160,000 oieo **
- Established semi-detached house
- Three bedrooms
- Two reception rooms
- Off-road parking
- No onward chain

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in excess of

£160,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB125712



Property Ref:
WSB125712 - 0007

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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william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk