



Waterlees Road, Wisbech PE13 3HB

Welcome to

Waterlees Road, Wisbech

A spacious three bedroom semi-detached house available in excellent condition on the edge of town. Accommodation includes Entrance Hall, Lounge, Kitchen and Diner, Sun Room, Versatile Crafting Room/Study, Cloakroom and Utility on the ground floor. The first floor has 3 good sized bedrooms and a bathroom. Outside there is parking and rear garden. Viewings are highly recommended.





Ground Floor



First Floor

Entrance Hall

Lounge

12' 8" into chimney breast recess x 12' 7" (3.86m into chimney breast recess x 3.84m)

Dining Room

9' x 9' 3" (2.74m x 2.82m)

Kitchen

9' 6" x 9' 3" (2.90m x 2.82m)

Craft Room/Study

Cloakroom

Utility

6' 11" x 5' 8" (2.11m x 1.73m)

Sun Room

8' 1" x 6' 2" (2.46m x 1.88m)

Bedroom One

11' 2" extending to 12' 8" x 9' 4" (3.40m extending to 3.86m x 2.84m)

Bedroom Two

9' 8" + door recess x 10' 8" (2.95m + door recess x 3.25m)

Bedroom Three

8' 1" x 7' 9" inc bulk head (2.46m x 2.36m inc bulk head)

Bathroom

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

Waterlees Road, Wisbech

- Semi-Detached House
- 3 Bedrooms
- Kitchen and Diner
- Sun Room
- Parking and Gardens
- Internal viewings highly recommended

Tenure: Freehold EPC Rating: D

offers in excess of

£220,000



Directions to this property:

From Wisbech Freedom Bridge roundabout, take the B198 Lynn Road and continue out of town. At the mini roundabout proceed straight over and at the traffic lights turn left into Walton Road. Turn immediately left into Waterlees Road and follow the road round to the right where the property will be found on the right hand side.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB126122



Property Ref:
WSB126122 - 0006

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.


william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk