



Heron Road, Wisbech PE13 2TR

Welcome to
Heron Road, Wisbech

LOOKING TO GET A FOOT ON THE LADDER? Situated in a quiet cul de sac location, this modern end terraced house would be ideal for the first-time buyer and is available to the market with no onward chain! With two bedrooms and an open plan 20' lounge/kitchen, the property also benefits from PVCu double glazing, gas radiator central heating and a single garage. Keys available in the office!



Lounge/Kitchen

14' 9" plus door recess x 20' (4.50m plus door recess x 6.10m)

First Floor Landing

Bedroom One

11' 5" x 11' 2" into wardrobes (3.48m x 3.40m into wardrobes)

Bedroom Two

7' 1" x 8' 6" (2.16m x 2.59m)

Bathroom

7' 4" x 5' 5" (2.24m x 1.65m)

Garage

Agents Notes:

** Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order **

Welcome to

Heron Road, Wisbech

- Modern end terraced house
- Two bedrooms
- Open plan lounge/kitchen
- Single garage
- No onward chain

Tenure: Freehold EPC Rating: C

£155,000



Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Proceed to the fifth set of traffic lights and turn right into Weasenham Lane. Take the second turning left into Heron Road and then bear round to the left where the property will be found on the left hand side in the cul de sac.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB126156



Property Ref:
WSB126156 - 0003

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.



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