



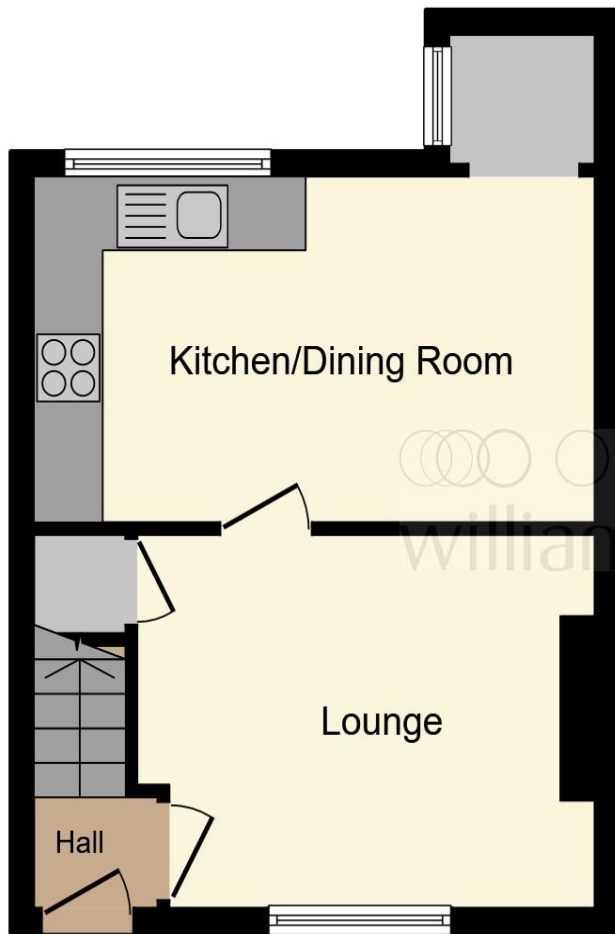
Burcroft Road, Wisbech PE13 1PW

Welcome to

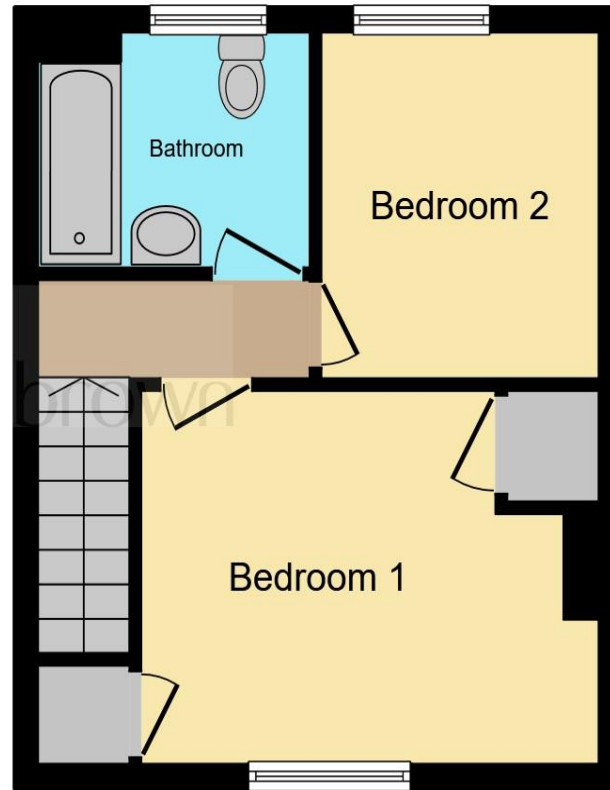
Burcroft Road, Wisbech

CALLING ALL LANDLORDS OR FIRST-TIME BUYERS! Situated less than a mile from the town centre, this established end terraced house would make an ideal first home or an addition to your portfolio. Currently tenanted but available with vacant possession, the property has two bedrooms and a 13' lounge and also benefits from a 16' kitchen, a generous rear garden and is offered with no onward chain.





Ground Floor



First Floor

Entrance Hall

Lounge

9' 11" x 13' maximum (3.02m x 3.96m maximum)

Kitchen

9' 3" x 16' (2.82m x 4.88m)

First Floor Landing

Bedroom One

9' 11" x 13' 1" (3.02m x 3.99m)

Bedroom Two

9' 2" x 7' 11" (2.79m x 2.41m)

Bathroom

6' 3" x 7' 9" (1.91m x 2.36m)

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

Burcroft Road, Wisbech

- Established end terraced house
- Two bedrooms
- 16' Kitchen
- No onward chain
- Perfect First Time Buy or Investment

Tenure: Freehold EPC Rating: C

offers in excess of

£130,000

Directions to this property:

From Wisbech Freedom Bridge roundabout take the A1101 signposted Long Sutton. Follow the road along taking note of ASDA on your left hand side. Bear left around the bend then take the next right into Burcroft Road where the property will be found on your left hand side.



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/WSB126037



Property Ref:
WSB126037 - 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.

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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