



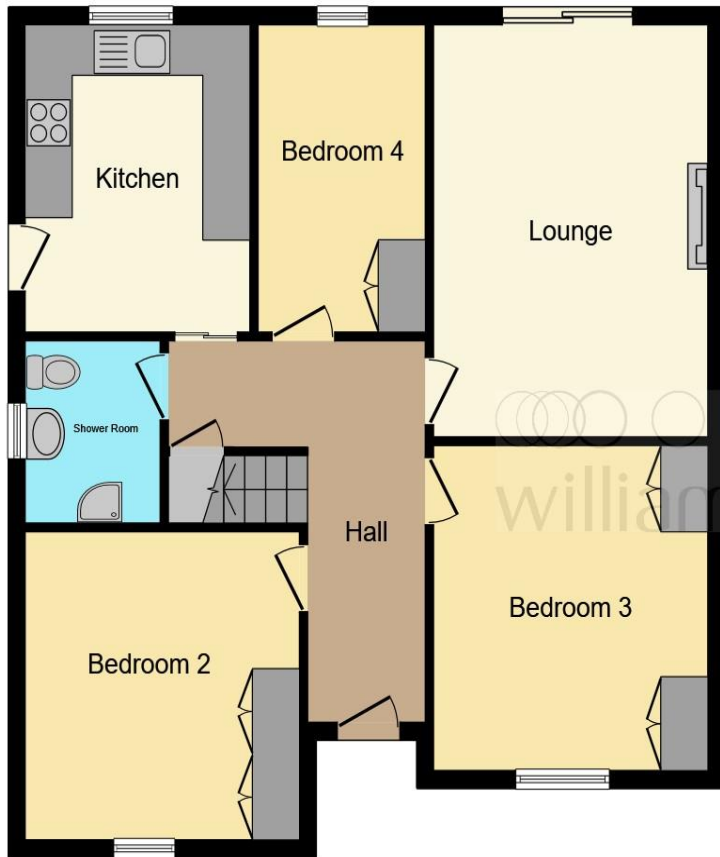
Seventh Avenue, WISBECH PE13 2BN

Welcome to

Seventh Avenue, WISBECH

UPSTAIRS AND DOWNSTAIRS! Situated in a highly regarded, tree-lined avenue, this established detached chalet bungalow provides flexible accommodation and is available to the market with no onward chain! With four bedrooms (three of which are on the ground floor) and a 16' lounge, the property also benefits from a refitted kitchen, ground floor shower room, first floor 19' main bedroom with adjacent shower room, a single garage and a generous rear garden.





Ground Floor



First Floor

Entrance Hall

Lounge

16' x 11' 5" maximum (4.88m x 3.48m maximum)

Kitchen

11' 10" x 9' 4" (3.61m x 2.84m)

Bedroom Two

12' 7" x 11' 5" into wardrobes (3.84m x 3.48m into wardrobes)

Bedroom Three

12' x 11' 5" into wardrobes (3.66m x 3.48m into wardrobes)

Bedroom Four

11' 11" x 7' (3.63m x 2.13m)

Ground Floor Shower Room

7' 1" x 5' 7" (2.16m x 1.70m)

First Floor Landing

Bedroom One

19' 11" maximum x 18' 10" maximum (6.07m maximum x 5.74m maximum)

Shower Room

4' 8" x 9' 5" maximum (1.42m x 2.87m maximum)

Garage

Agents Note:

'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'

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

Seventh Avenue, WISBECH

- Established detached chalet bungalow
- Four bedrooms
- Refitted kitchen
- No onward chain
- Tree-lined Avenue

Tenure: Freehold EPC Rating: D

offers in excess of

£290,000

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Proceed to the third set of traffic lights and turn left into Norwich Road. Continue along and turn right into Mount Drive. Continue along and turn left into Seventh Avenue.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB125685



Property Ref:
WSB125685 - 0004

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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