



Tavistock Road, Wisbech PE13 2DY

Welcome to

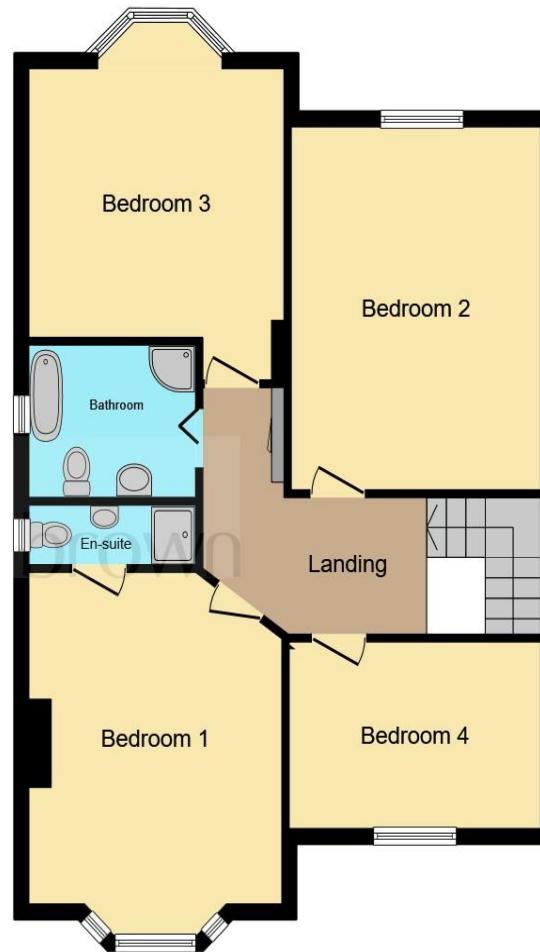
Tavistock Road, Wisbech

**** PUBLIC NOTICE:** 5 Tavistock Rd, PE13 2DY. We are acting in the sale of the above property and have received an offer of £235,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating: D **** TAKE A WALK IN TO TOWN!** Located just a few minutes walk from the town centre and the town park, this established semi-detached house would be ideal for those wanting all amenities close at hand and is available with no onward chain. With four bedrooms (the master having en-suite facilities) and two reception rooms. the property also benefits from a refitted four piece family bathroom, an 18' formal dining room, a single garage and a fully enclosed rear garden. Sold As Seen.





Ground Floor



First Floor

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

Entrance Hall

Downstairs Cloakroom

2' 11" x 4' 11" (0.89m x 1.50m)

Lounge

14' 7" excluding bay x 11' 11" maximum (4.45m excluding bay x 3.63m maximum)

Dining Room

18' 7" maximum x 12' (5.66m maximum x 3.66m)

Kitchen

18' 6" maximum x 11' 11" maximum (5.64m maximum x 3.63m maximum)

First Floor Landing

Master Bedroom

17' maximum x 10' excluding wardrobes (5.18m maximum x 3.05m excluding wardrobes)

En-Suite

2' 4" x 7' 10" (0.71m x 2.39m)

Bedroom Two

15' 11" x 12' (4.85m x 3.66m)

Bedroom Three

12' plus door recess x 12' (3.66m plus door recess x 3.66m)

Bedroom Four

8' 2" x 12' (2.49m x 3.66m)

Family Bathroom

6' 11" x 7' 9" (2.11m x 2.36m)

Garage

22' x 10' 2" (6.71m x 3.10m)

Welcome to

Tavistock Road, Wisbech

- Established semi-detached house
- Four bedrooms
- Two reception rooms
- Sought after residential area
- No onward chain

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£240,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB126471



Property Ref:
WSB126471 - 0016

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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