



**Osborne Road, Wisbech PE13 3JW**

## Welcome to

### Osborne Road, Wisbech

This spacious 3 bedroom semi-detached house located approximately 1 mile away from the town centre. Accommodation comprising of Entrance Hall, Lounge, Sitting Room, Kitchen, Sun Lounge, 3 Bedrooms and family bathroom. Outside you will find off road parking, garage and rear garden area. Benefits from gas central heating. NO CHAIN!! Viewing recommended - available 7 days a week!!



## **Entrance Hall**

### **Lounge**

12' 5" into chimney breast recess x 10' plus bay ( 3.78m into chimney breast recess x 3.05m plus bay )

### **Kitchen**

9' 11" max x 6' 8" ( 3.02m max x 2.03m )

### **Sun Lounge**

18' 3" x 8' 5" ( 5.56m x 2.57m )

### **Sitting Room**

12' 11" x 11' 8" into chimney breast recess ( 3.94m x 3.56m into chimney breast recess )

## **First Floor Landing**

### **Bedroom One**

13' x 10' 11" exc. chimney breast ( 3.96m x 3.33m exc. chimney breast )

### **Bedroom Two**

10' x 12' 1" max ( 3.05m x 3.68m max )

### **Bedroom Three**

7' 8" x 9' 8" max inc. bulk head ( 2.34m x 2.95m max inc. bulk head )

## **Family Bathroom**

### **Outside**

The property has front and rear gardens, garage.

### **Garage**



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## Welcome to

### Osborne Road, Wisbech

- Spacious Semi Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Off Road Parking and Garage
- NO CHAIN
- Garden

Tenure: Freehold EPC Rating: D

offers in excess of

# £140,000



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### Directions to this property:

From Wisbech Freedom Bridge roundabout, take the Lynn Road signposted Walsoken & Port Area. Proceed out of town and continue along. At the second set of traffic lights turn left into Mount Pleasant Road. Continue along and turn right into Osborne Road, where the property will be found on the left hand side.



Please note the marker reflects the postcode not the actual property



Property Ref:  
WSB124838 - 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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