



Goddard Crescent, Wisbech PE13 3NT

Welcome to

Goddard Crescent, Wisbech

NO ONWARD CHAIN! Located just 1 mile from the town centre of Wisbech, this established semi-detached house would be ideal for the young family and is available to the market with no onward chain! With three bedrooms and two reception areas, the property also benefits from a utility room, gas radiator central heating, PVCu double glazing and off-road parking.



Entrance Hall

Lounge

12' 7" x 12' 8" (3.84m x 3.86m)

Dining Room

9' 4" x 8' 11" (2.84m x 2.72m)

Kitchen

9' 6" x 12' (2.90m x 3.66m)

Utility Room

10' 5" x 12' 11" maximum (3.17m x 3.94m maximum)

1st Floor Landing

Bedroom 1

9' 4" x 12' 8" (2.84m x 3.86m)

Bedroom 2

12' 8" x 12' 8" maximum (3.86m x 3.86m maximum)

Bedroom 3

7' 11" x 8' 11" (2.41m x 2.72m)

Bathroom



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Welcome to

Goddard Crescent, Wisbech

- Established semi-detached house
- Three bedrooms
- Two receptions
- No onward chain
- 1 mile from town centre

Tenure: Freehold EPC Rating: D

offers in excess of

£210,000



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Property Ref:
WSB126473 - 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.

Directions to this property:

From Wisbech Freedom Bridge roundabout take the Lynn Road signposted Walsoken & Port Area. Turn left at the traffic lights into Mount Pleasant Road, then first right into Grosvenor Road. Continue along turning right into Goddard Crescent where the property will be found on your right hand side.



Please note the marker reflects the postcode not the actual property



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