



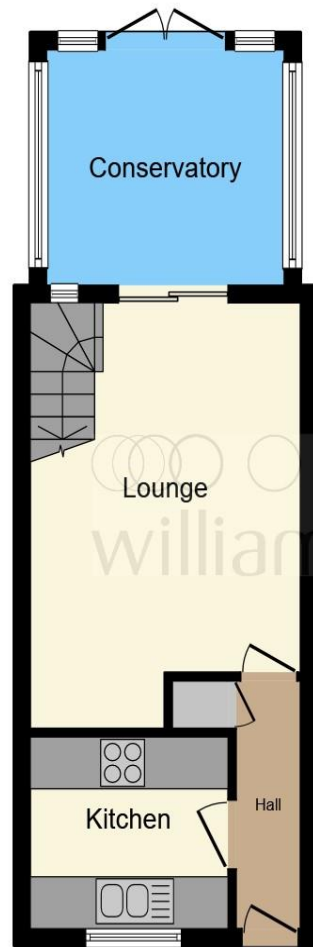
Admirals Drive, Wisbech PE13 3PX

Welcome to

Admirals Drive, Wisbech

CALLING ALL FIRST-TIME BUYERS! Situated in a popular residential area, this modern terraced house would make an ideal first step on to the property ladder or alternatively an addition to your rental portfolio! In brief, the accommodation comprises of entrance hall, kitchen, lounge/dining room, conservatory, bedroom and shower room. The shower room has been refitted and the property also benefits from PVCu double glazing, gas radiator central heating and a single garage in a separate block.





Ground Floor



First Floor

Entrance Hall

Kitchen

7' 3" x 7' 8" maximum (2.21m x 2.34m maximum)

Lounge/Dining Room

16' 2" maximum x 11' maximum (4.93m maximum x 3.35m maximum)

Conservatory

8' 8" x 10' 3" (2.64m x 3.12m)

Bedroom

9' 2" excluding wardrobes x 11' (2.79m excluding wardrobes x 3.35m)

Shower Room

5' 10" x 8' 7" (1.78m x 2.62m)

Garage

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

Admirals Drive, Wisbech

- Modern terraced house
- Double bedroom
- Refitted shower room
- Conservatory
- Single garage

Tenure: Freehold EPC Rating: D

offers in excess of

£125,000

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the Lynn Road signposted Walsoken & Port Area. Proceed out of town and at the second set of traffic lights continue straight on. At the mini roundabout continue along and at the next set of traffic lights turn left into Walton Road. Follow the road round and then turn left into Windsor Drive. Proceed to the bottom and turn right onto Waterlees Road and then left into Admirals Drive where the property is on the left hand side.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB119883



Property Ref:
WSB119883 - 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.



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