



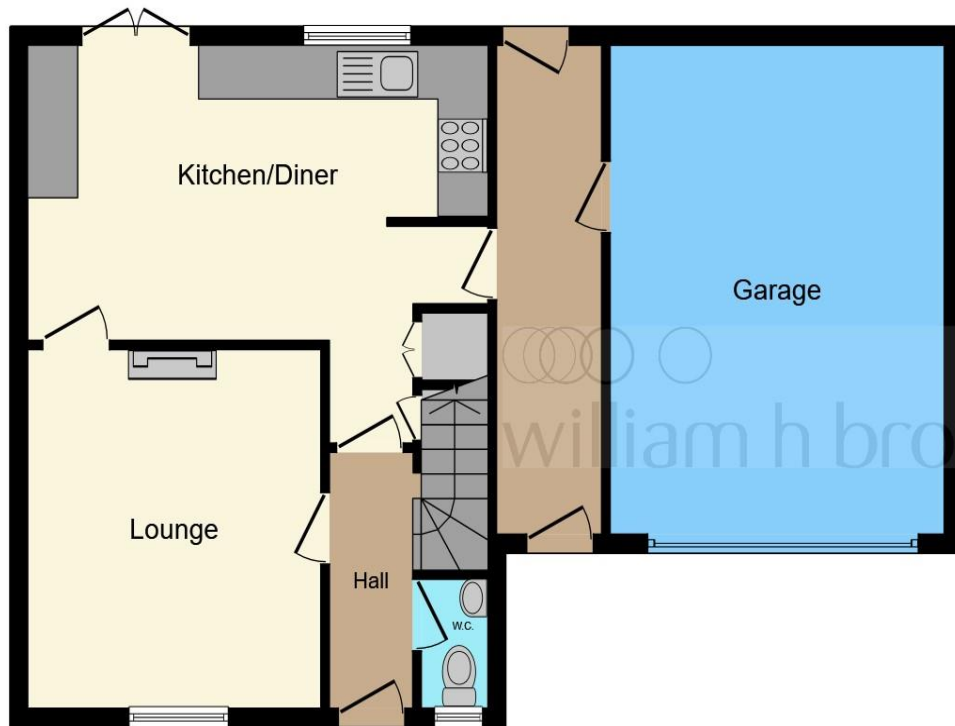
Sherwood Avenue, Wisbech PE13 3HG

Welcome to

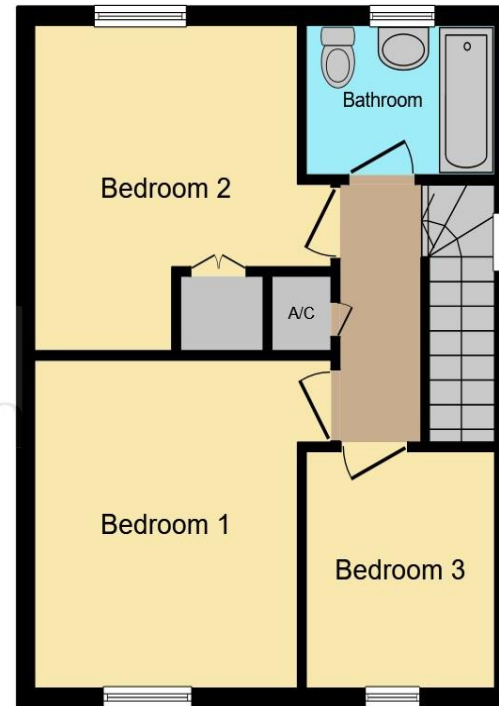
Sherwood Avenue, Wisbech

If you want a property that you can transform to be your own, I highly recommend Sherwood Avenue! With a new boiler installed last year, that's one of the main jobs already done! The property has solar panels, detached garage and plenty of parking and would make a great family home or would be a great opportunity for a first time buyer. The property has 3 bedrooms, and a bathroom upstairs. Downstairs is the living room (with french doors leading up to rear garden), large kitchen/Diner and downstairs toilet. The property will also have new fence panels on the right side of the rear garden and both gardens clearing up. Sherwood Avenue is roughly a mile from the Wisbech town centre giving you close range to all the local amenities needed. Don't miss this opportunity and call us now on 01945 464 451!





Ground Floor



First Floor

Lounge

11' 6" x 13' 1" (3.51m x 3.99m)

Kitchen Diner

18' 1" x 10' 9" (5.51m x 3.28m)

Bedroom One

10' 6" x 11' 11" (3.20m x 3.63m)

Bedroom Two

12' 1" max x 10' 7" min (3.68m max x 3.23m min)

Bedroom Three

7' 7" x 8' 10" (2.31m x 2.69m)

Bathroom

Outside

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

Sherwood Avenue, Wisbech

- 3 Bedroom Family Home
- Great First Time Buyer Opportunity
- Big Garage!
- Front and rear Garden
- New Boiler last year

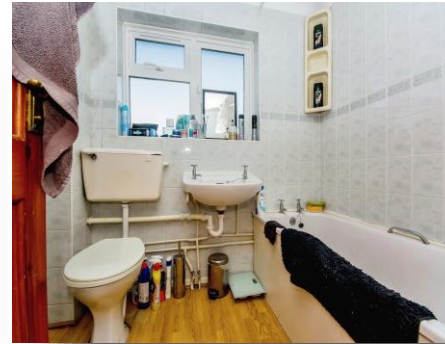
Tenure: Freehold EPC Rating: B

offers over

£165,000

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. Turn left into Tinkers Drove and proceed to the bottom. Turn right into Ollard Avenue and then left into Sherwood Avenue. Follow the road round to the right where the property can be found on your left hand side.



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/WSB126505



Property Ref:
WSB126505 - 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



01945 464451



Wisbech@williambrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williambrown.co.uk