

Wedgwood Drive, Wisbech PE13 2DD



Welcome to

Wedgwood Drive, Wisbech

LOOKING FOR A FAMILY HOME? Situated in a quiet cul de sac location, this modern detached house does require some updating but has the potential to be transformed into a wonderful family home! With three bedrooms and a 24' lounge/dining room, the property also benefits from a conservatory, a downstairs cloakroom, a detached double garage and is available to the market with no onward chain.















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 5' 2" x 2' 10" (1.57m x 0.86m)

Lounge/Dining Room 24' 5" x 10' 2" maximum (7.44m x 3.10m maximum)

Kitchen 9' 9" x 8' 5" (2.97m x 2.57m)

Conservatory 8' 9" x 17' 4" (2.67m x 5.28m)

First Floor Landing

Bedroom One 13' x 9' 10" minimum (3.96m x 3.00m minimum)

Bedroom Two 11' x 8' 6" (3.35m x 2.59m)

Bedroom Three 7' 2" x 7' 1" (2.18m x 2.16m)

Bathroom 7' 7" x 8' 5" (2.31m x 2.57m)

Detached Double Garage

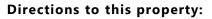
Welcome to

Wedgwood Drive, Wisbech

- Modern detached house
- Three bedrooms
- Conservatory
- Detached double garage
- No onward chain

Tenure: Freehold EPC Rating: Awaited

£215,000



From the Wisbech Freedom Bridge roundabout take the A1101 signposted Downham Market. At the third set of traffic lights turn left into Norwich Road. Continue along and take the fifth turning on the right into Wedgwood Drive. Proceed to the end and bear left where the property is on the right hand side.





view this property online williamhbrown.co.uk/Property/WSB125790



Property Ref: WSB125790 - 0002 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.

william h brown







Wisbech@williamhbrown.co.uk

20 High Street, WISBECH, Cambridgeshire, **PE13 1DE**



williamhbrown.co.uk

