

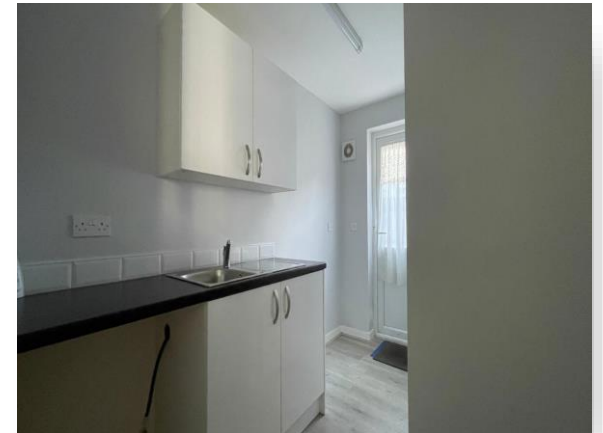


Queens Road, Wisbech PE13 2PQ

Welcome to

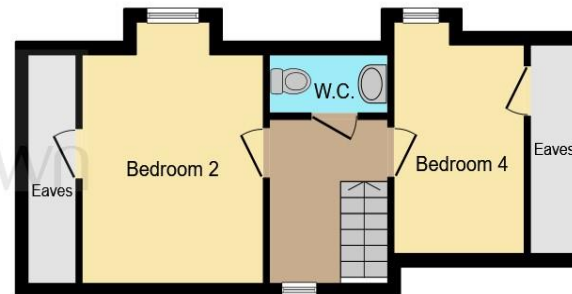
Queens Road, Wisbech

Welcome to Queens Road, a spacious and versatile four-bedroom bungalow designed for modern family living. With its flexible layout, generous living spaces, and well-maintained gardens, this home offers comfort and convenience in a sought-after location. The ground floor features a kitchen/dining room, complete with modern fittings and plenty of space for family meals or entertaining. A utility room and downstairs WC provide added practicality, while the main bathroom also benefits from a separate shower. The inviting lounge is perfect for relaxing, and Bedroom 1 includes a large dressing room, creating a luxurious retreat. Bedroom 3 is also conveniently located on the ground floor. Upstairs, Bedrooms 2 and 4 offer additional accommodation, complemented by an upstairs WC, ensuring comfort for family or guests. The property is set on a well-sized plot, with a front driveway for easy parking and both front and rear gardens that provide space for outdoor enjoyment all year round. This is a vacant property viewings welcomed 7 days a week!





Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Entrance Hall

Lounge

11' 11" + bay x 12' 11" max (3.63m + bay x 3.94m max)

Kitchen / Diner

11' 10" max x 27' 1" (3.61m max x 8.26m)

Utility Room

7' 3" max x 9' 9" (2.21m max x 2.97m)

Downstairs Wc

Ground Floor Bathroom

7' 11" x 5' 3" (2.41m x 1.60m)

Shower Room

Bedroom One

11' 11" exc. bay x 15' 3" (3.63m exc. bay x 4.65m)

Dressing Room

9' 7" x 9' 8" (2.92m x 2.95m)

Bedroom Three

11' 10" x 9' 8" (3.61m x 2.95m)

First Floor Landing

Bedroom Two

15' 5" max (inc bay) x 10' (4.70m max (inc bay) x 3.05m)

Bedroom Four

12' 2" max (inc bay) x 7' 3" max (3.71m max (inc bay) x 2.21m max)

Wc

Outside

Welcome to

Queens Road, Wisbech

- 4 bedroom bungalow
- Modern Kitchen/Dining Room
- Large Driveway
- Convenient Location
- Vacant Property

Tenure: Freehold EPC Rating: D

£255,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB126726



Property Ref:
WSB126726 - 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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