



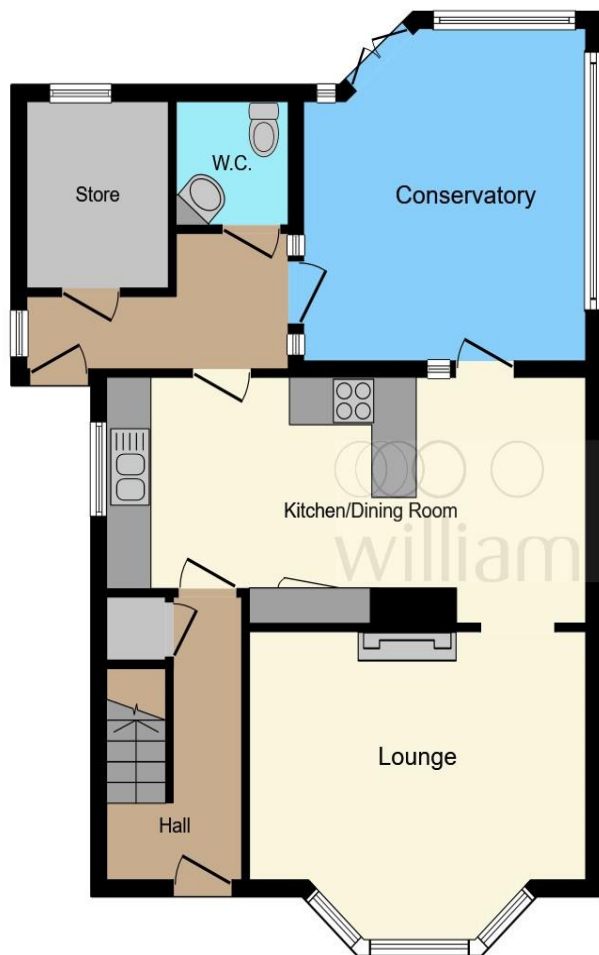
Seabank Road, Wisbech PE13 3UW

Welcome to

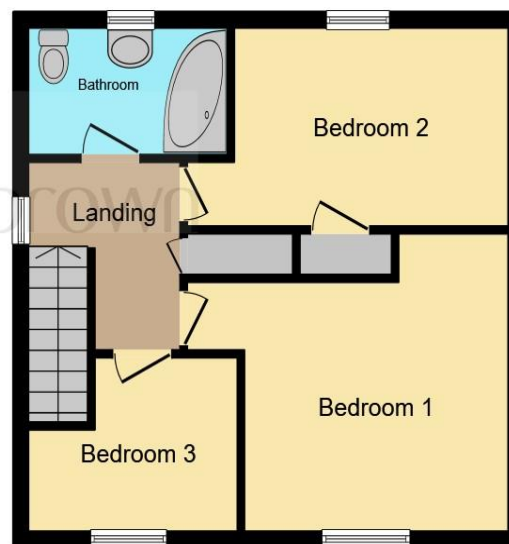
Seabank Road, Wisbech

A three bedroom end terraced property in a cul-de-sac location. Close to local amenities and local schools. Family sized accommodation comprising of entrance hall, kitchen/diner, lounge, conservatory, porch and downstairs WC. To the first floor you will find 3 bedrooms and family bathroom. Lawned garden areas located at the front and rear of the property with concrete services paths. In addition, ornamental pond, decking, 3 x sheds and greenhouse can be found to the rear of the property. Parking for vehicles to the rear. Viewing highly recommended. No Chain!! Please note this property is of Non Standard Construction.





Ground Floor



First Floor

Entrance Hall

Kitchen / Diner

21' 3" x 8' 3" extending to 10' 2" (6.48m x 2.51m extending to 3.10m)

Lounge

14' 11" x 10' 3" (4.55m x 3.12m)

Conservatory

13' 9" x 12' 6" max (4.19m x 3.81m max)

Rear Porch

Walk In Storage Cupboard

8' 2" x 6' 3" Max (2.49m x 1.91m Max)

Downstairs Cloakroom

First Floor Landing

Bedroom One

12' 3" Max narrowing to 10' 2" x 11' 7" + door recess (3.73m Max narrowing to 3.10m x 3.53m)

Bedroom Two

12' 1" + door recess x 8' 3" + wardrobe (3.68m + door recess x 2.51m + wardrobe)

Bedroom Three

7' 2" inc. bulkhead x 9' 7" (2.18m inc. bulkhead x 2.92m)

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

Seabank Road, Wisbech

- End-Terraced Family Home
- 3 Bedrooms
- Conservatory
- Kitchen/Diner
- Garden
- Cul-De-Sac
- Parking
- No Chain!!

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£175,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB126777



Property Ref:
WSB126777 - 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.

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