









## Welcome to

# **Grosvenor Road, Wisbech**

ATTENTION FIRST TIME BUYERS! This is a great opportunity to buy a well presented semi-detached house which fronts onto an open green area with a generous, private garden to the rear! The property offers spacious accommodation including a hallway, lounge (with working fire place), kitchen/diner, utility and downstairs cloakroom on the ground floor. Upstairs there are two double bedrooms and 1 single bedroom, a shower room. Outside, there is a driveway providing off road parking to the front of the property. NO ONWARD CHAIN - Call today to book a viewing!



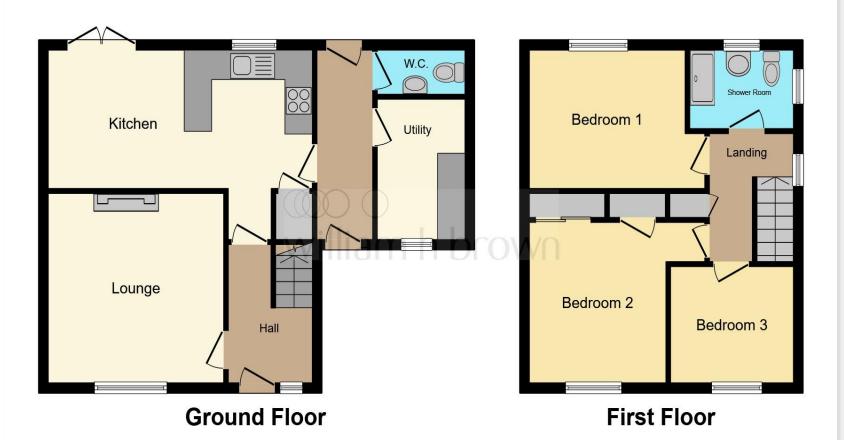












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

#### **Entrance Hall**

# Lounge

12' 8" x 12' 7" exc Chimney Breast ( 3.86m x 3.84m exc Chimney Breast )

#### **Kitchen / Diner**

18' 11" x 9' 3" minimum ( 5.77m x 2.82m minimum )

## **Utility Room**

6' 4" x 9' 3" ( 1.93m x 2.82m )

#### **Downstairs Cloakroom**

# **First Floor Landing**

#### **Bedroom One**

10' 8" + wardrobes x 9' 10" + door recess (
3.25m + wardrobes x 3.00m + door recess )

#### **Bedroom Two**

9' 3" x 11' 3" + door recess ( 2.82m x 3.43m + door recess )

#### **Bedroom Three**

8' 11" x 7' 9" inc. bulk head (  $2.72m \times 2.36m$  inc. bulk head )

## **Shower Room**

#### Outside

## Welcome to

# **Grosvenor Road, Wisbech**

- Semi Detached House
- 2 Double Bedrooms / 1 Single Bedroom
- Lounge & Kitchen / Diner
- Double Glazing & Gas Central Heating
- Parking and Gardens
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

## Directions to this property:

From Wisbech freedom bridge roundabout take the Lynn Road signposted Walsoken and port area and continue along to the second set of traffic lights. Turn left in to Mountpleasant Road and then turn right in to Grosvenor Road and continue down where the property will be found on the left hand side

# £170,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/WSB126771



Property Ref: WSB126771 - 0011 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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