



**Harecroft Road, Wisbech PE13 1RL**



## **Welcome to**

### **Harecroft Road, Wisbech**

WALK THE CHILDREN TO SCHOOL! Situated just a short distance from both the Peckover Primary School and the Wisbech Grammar School, this established semi-detached house would be ideal for the growing family. With three bedrooms and an 18' lounge/dining room, the property also benefits from a conservatory, PVCu double glazing, multi-vehicle off-road parking, a single garage and a sunny, west-facing rear garden.





**Ground Floor**



**First Floor**

## Entrance

## Lounge/Dining Room

11' 10" x 18' 8" ( 3.61m x 5.69m )

## Conservatory

10' 1" x 10' ( 3.07m x 3.05m )

## Kitchen

9' 10" x 9' 10" ( 3.00m x 3.00m )

## First Floor Landing

## Bedroom One

10' 4" x 10' ( 3.15m x 3.05m )

## Bedroom Two

10' 3" x 8' 5" ( 3.12m x 2.57m )

## Bedroom Three

8' x 5' 6" ( 2.44m x 1.68m )

## Bathroom

8' x 6' 8" ( 2.44m x 2.03m )

## Garage

## Agents Note:

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."

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](http://www.focalagent.com)

## Welcome to

### Harecroft Road, Wisbech

- Established semi-detached house
- Three bedrooms
- Conservatory
- Sunny, west-facing rear garden
- Walk into town and to local schools

Tenure: Freehold EPC Rating: F

# £200,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB127051](http://williamhbrown.co.uk/Property/WSB127051)



Property Ref:  
WSB127051 - 0003

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