



Cocketts Drive, Wisbech PE13 2JS

Welcome to

Cocketts Drive, Wisbech

Located on Cocketts Drive, Wisbech, this 3-bedroom semi-detached home offers a fantastic refurbishment opportunity for buyers looking to modernise and make it their own. Chain-free and full of potential, it's ideal for first-time buyers, investors, or anyone looking to add value. The ground floor features a spacious lounge and a kitchen/diner. Access to the rear garden via the lounge. Upstairs are three well-proportioned bedrooms and a family bathroom, offering a practical layout just waiting to be transformed. Outside, the property benefits from a large rear garden, perfect for landscaping and entertaining, plus a front driveway with space for two cars - a real bonus in this area. Please note: All services/appliances have not and will not be tested. Set in a popular residential area close to local schools, shops, and transport links, this home is a smart opportunity for those ready to unlock its full potential.



FLOOR PLAN COMING SOON

Lounge

12' 7" x 12' 8" (3.84m x 3.86m)

Kitchen/Diner

18' 11" x 9' 2" (5.77m x 2.79m)

Bedroom 1

13' 2" x 9' 4" (4.01m x 2.84m)

Bedroom 2

12' 8" x 9' 3" max (3.86m x 2.82m max)

Bedroom 3

9' 9" x 6' 5" (2.97m x 1.96m)

Family Bathroom

Welcome to

Cocketts Drive, Wisbech

- 3-bedroom semi-detached home
- Spacious lounge & kitchen/diner
- Large rear garden
- Front driveway for two cars
- Chain-free sale
- All services/appliances have not and will not be tested

Tenure: Freehold EPC Rating: F

£135,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WSB126987 - 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.

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