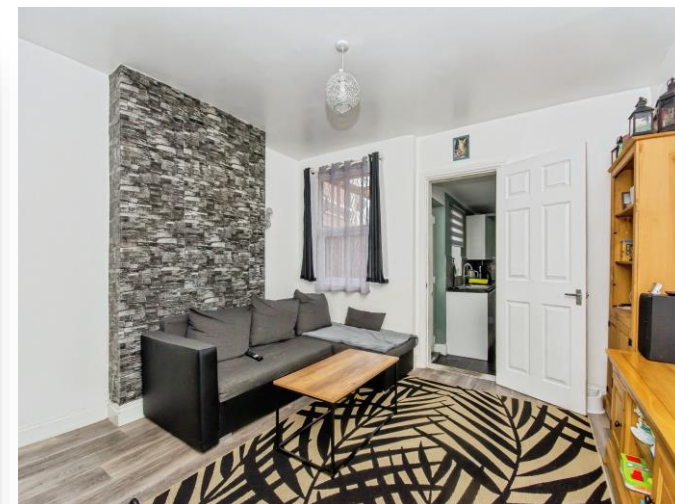




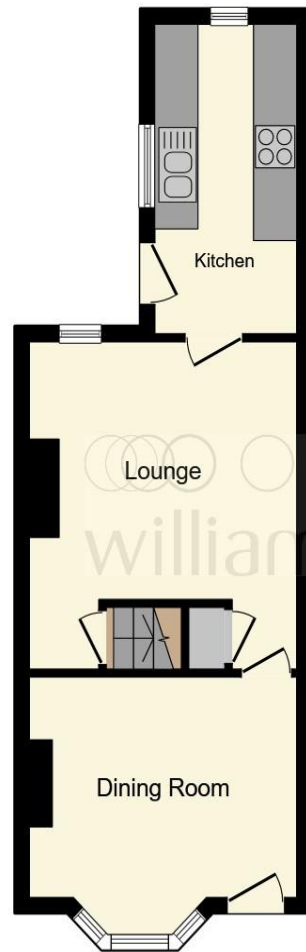
Sybil Road, WISBECH PE13 3NG

Welcome to

Sybil Road, WISBECH

Refurbished Three-Bedroom Home on No-Through Road - Ideal First-Time Buy. Situated on the quiet Sybil Road, just a mile from the town centre, this established mid-terraced home offers stylish, move-in ready living in a convenient location. Inside, the property features three bedrooms, two separate reception rooms, a recently refitted kitchen, and a modern shower room-ideal for buyers looking for comfort and practicality. Tucked away on a no-through road, this home is perfectly suited to first-time buyers or investors seeking a well-presented property with excellent access to local shops, schools, and transport links.





Ground Floor



First Floor

Lounge

9' 4" excluding bay x 12' 5" maximum (2.84m excluding bay x 3.78m maximum)

Dining Room

13' 10" maximum x 12' 2" maximum (4.22m maximum x 3.71m maximum)

Kitchen

13' x 6' 5" (3.96m x 1.96m)

First Floor Landing

Bedroom One

9' 4" x 12' 5" maximum (2.84m x 3.78m maximum)

Bedroom Two

10' 9" x 9' 7" maximum (3.28m x 2.92m maximum)

Bedroom Three

6' 5" x 6' 6" (1.96m x 1.98m)

Shower Room

6' 4" x 4' (1.93m x 1.22m)

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

Sybil Road, WISBECH

- Established mid terraced house
- Three bedrooms
- Two reception rooms
- Refitted kitchen and bathroom
- Close to town

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

Directions to this property:

From the Wisbech Freedom Bridge roundabout take the B198 Lynn Road signposted Walsoken & Port Area. Continue along and at the second set of traffic lights turn left in to Mount Pleasant Road, take the first left into Sybil Road, follow the road round to the right, where the property will be found on the left hand side.

£155,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB126766



Property Ref:
WSB126766 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk