



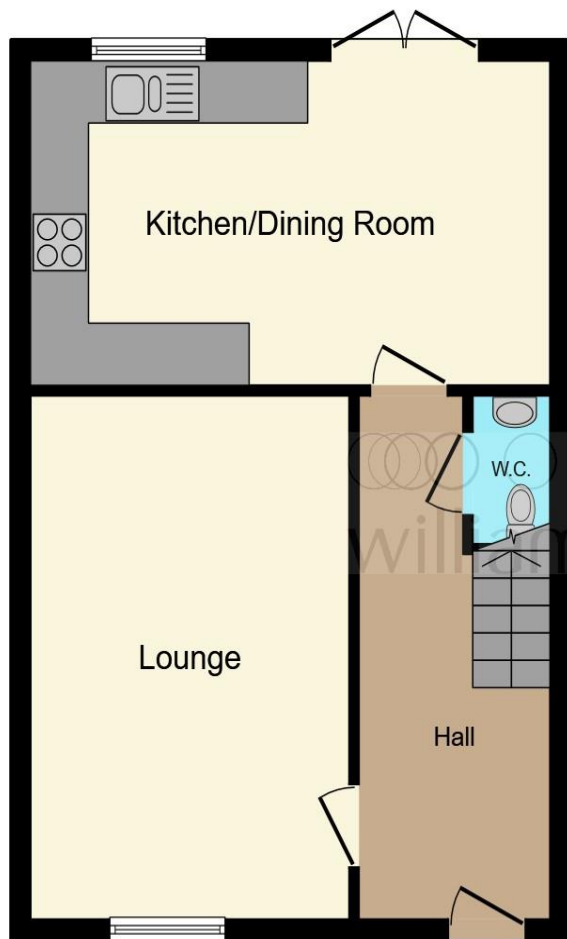
Gull Road, Guyhirn Wisbech PE13 4ER

Welcome to

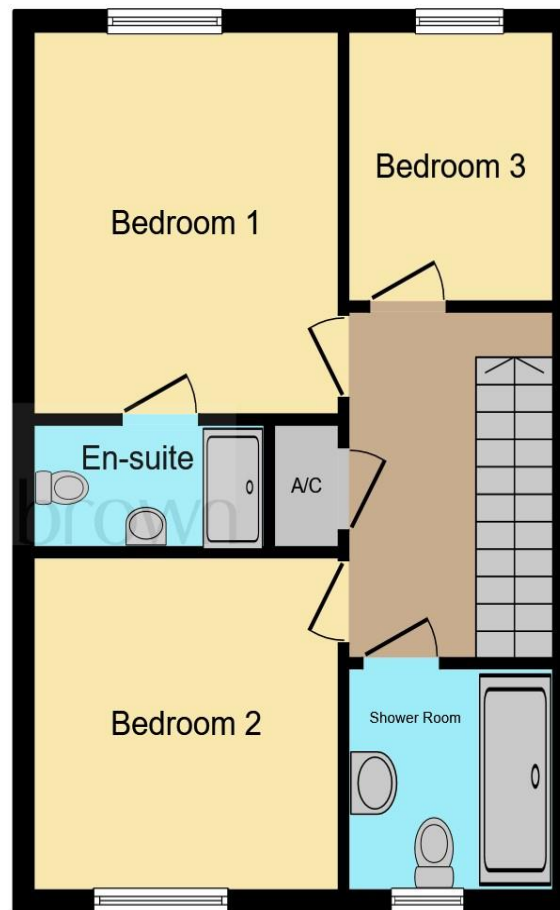
Gull Road, Guyhirn Wisbech

Welcome to Sparrow House, a beautifully presented 3-bedroom semi-detached modern home located on the ever-popular Gull Road in Wisbech. This stylish property is perfect for families, couples, or first-time buyers seeking a move-in-ready home in a convenient and well-connected location. Inside, the home features a bright and spacious lounge, and a sleek, modern kitchen complete with integrated appliances, ideal for everyday living and entertaining. Upstairs, you'll find three well-sized bedrooms, including a generous main bedroom with en-suite, plus a family bathroom serving the remaining two bedrooms. The property also benefits from private parking to the side and a well-maintained rear garden-a great space to relax, host, or enjoy the outdoors. Set in a friendly residential area with easy access to local schools, amenities, and road links, Sparrow House offers stylish, practical living in a highly desirable setting.





Ground Floor



First Floor

Lounge

10' 10" x 16' 7" (3.30m x 5.05m)

Kitchen/Diner

10' 3" x 17' 7" (3.12m x 5.36m)

Bedroom 1

10' 4" x 12' 1" (3.15m x 3.68m)

Bedroom 2

10' 6" x 10' 4" (3.20m x 3.15m)

Bedroom 3

8' 6" x 6' 10" (2.59m x 2.08m)

Family Bathroom

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

Gull Road, Guyhirn Wisbech

- Modern 3-bedroom semi-detached home
- Stylish kitchen with integrated appliances
- Spacious lounge & bright interior
- Main bedroom with en-suite
- Sought-after location on Gull Road, Guyhurn Wisbech

Tenure: Freehold EPC Rating: B
Council Tax Band: B

£250,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB126618



Property Ref:
WSB126618 - 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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