

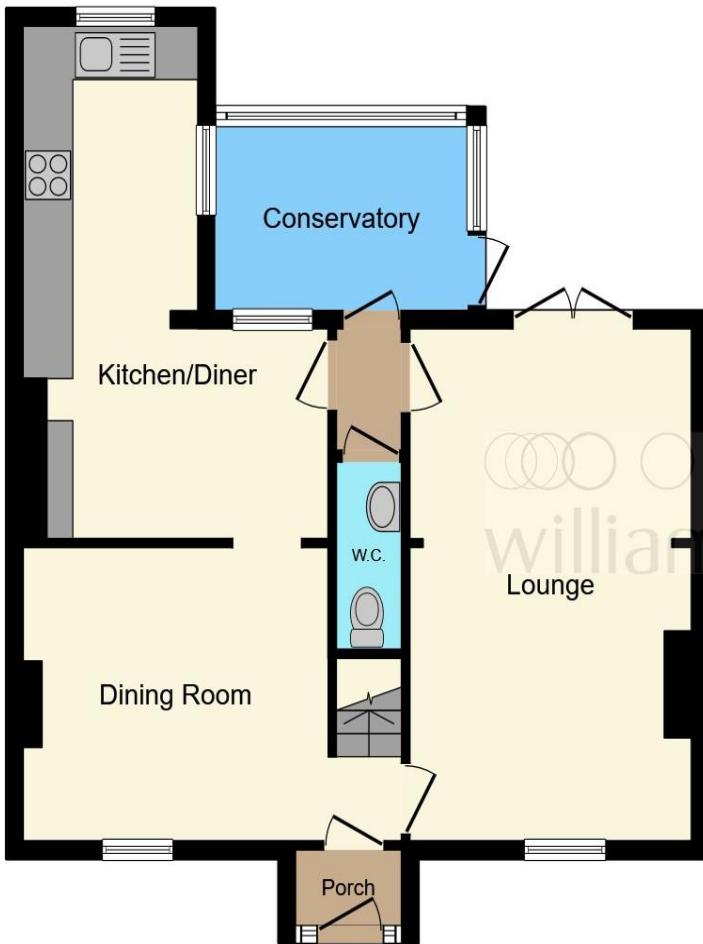
Norwich Road, Wisbech, PE13 3UQ

Welcome to

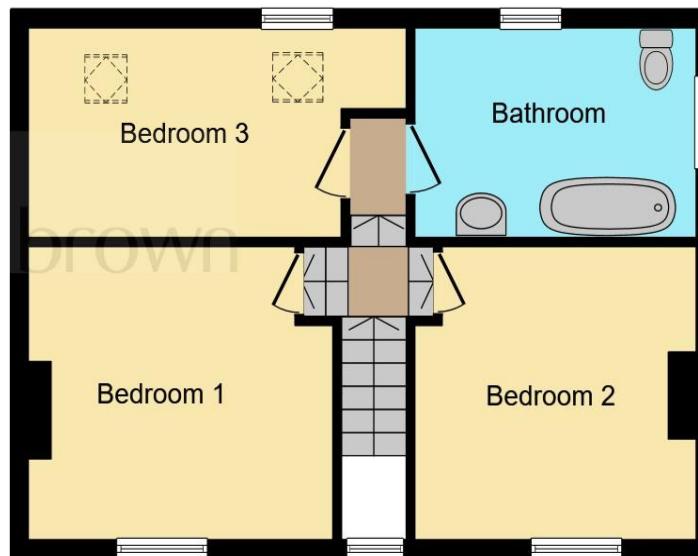
Norwich Road, Wisbech

Located just a short walk from Wisbech town centre, this charming 3-bedroom semi-detached home offers spacious and versatile living across two floors. Inside, the property features a separate lounge and dining room, both with feature fireplaces, and a generously sized modern kitchen complete with fitted units, LED spotlights, and skylight. The ground floor also includes a conservatory, handy cloakroom, and welcoming entrance porch. Upstairs you'll find three well-proportioned bedrooms, including a dual-aspect third bedroom with Velux windows and built-in wardrobes. A stylish family bathroom with vanity unit, panelled bath, and heated towel rail completes the upper floor. Outside, the rear garden is fully enclosed and perfect for entertaining with a patio area, gravel section, and a timber shed for extra storage. At the back, you'll find off-street parking for two vehicles. Other benefits include gas central heating, UPVC double glazing, and proximity to local schools, shops, and commuter routes. This well-maintained home is ideal for families or first time buyers and is offered with a guide price of £210,000-£220,000. Early viewing is highly recommended!





Ground Floor



First Floor

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

Dining Room

10' 9" x 14' 9" (3.28m x 4.50m)

Lounge

19' 1" x 10' 7" (5.82m x 3.23m)

Kitchen

18' 2" x 11' 1" (5.54m x 3.38m)

Conservatory

Bedroom 1

10' 11" x 11' 1" (3.33m x 3.38m)

Bedroom 2

10' 7" x 10' 11" (3.23m x 3.33m)

Bedroom 3

7' 7" x 10' 7" (2.31m x 3.23m)

Family Bathroom

Agents Note:

'There is a easement on the title, please enquire with the branch' - Access To Driveway

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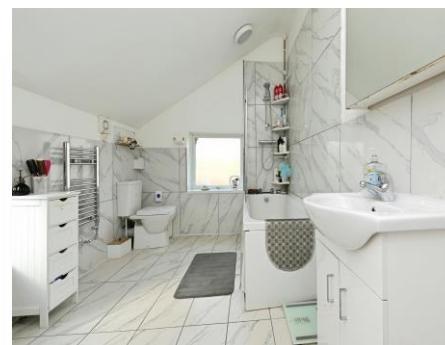
- 3-bed semi-detached home
- Separate lounge & dining room
- Modern kitchen & family bathroom
- Conservatory & cloakroom
- Enclosed rear garden & timber shed
- Off-street parking for 2 cars
- Close to town, schools & amenities
- Guide Price: £210,000-£220,000

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

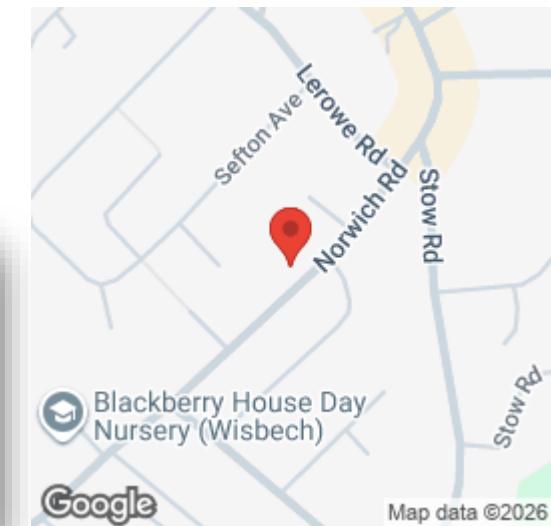
£212,000



view this property online williamhbrown.co.uk/Property/WSB127409

Directions to this property:

From the Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. At the third set of traffic lights turn left into Norwich Road. Continue along and at the mini roundabout proceed straight on. Proceed round the bends where the property will be found on the left hand side.



Please note the marker reflects the postcode not the actual property



Property Ref:
WSB127409 - 0006

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



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