



Sefton Avenue, Wisbech PE13 3QN

Welcome to

Sefton Avenue, Wisbech

A fantastic opportunity to own this spacious and versatile 3-bedroom semi-detached house located on the popular Sefton Avenue in Wisbech. This well-presented family home offers much more than meets the eye with additional space and features throughout. On the ground floor, you're welcomed by a hallway leading to a downstairs cloakroom, a spacious kitchen/diner ideal for family meals and entertaining, and a cosy lounge complete with a feature log burner, creating a warm and inviting atmosphere. The first floor comprises three good-sized bedrooms and a modern family bathroom, perfect for growing families or those needing home office space. Outside, the property benefits from off-road parking for two cars to the front. The rear garden is a great size and includes a shed for storage and a unique smoke room-ideal for outdoor entertaining or BBQ enthusiasts. This home offers flexible living is ideally located close to schools, shops and local amenities. A must-see-book your viewing today!

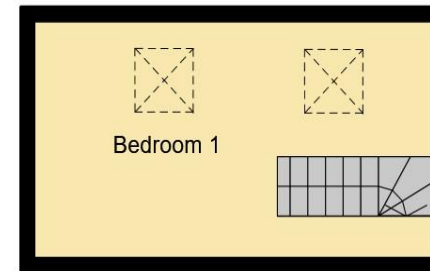




Ground Floor



First Floor



Second Floor

Cloakroom

Kitchen/Diner

19' x 9' 4" (5.79m x 2.84m)

Lounge

12' 6" x 12' 7" (3.81m x 3.84m)

Conservatory

7' 8" x 9' (2.34m x 2.74m)

Bedroom 1

9' 4" x 12' 9" (2.84m x 3.89m)

Bedroom 2

9' 9" x 9' 8" (2.97m x 2.95m)

Bedroom 3

7' 9" x 8' 8" (2.36m x 2.64m)

Family Bathroom

Loft Room

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

Sefton Avenue, Wisbech

- 3 bedroom semi detached house
- Good sized rear garden
- spacious kitchen/diner
- off road parking for 2 cars
- modern bathroom & wc

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

£230,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127472



Property Ref:
WSB127472 - 0007

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