



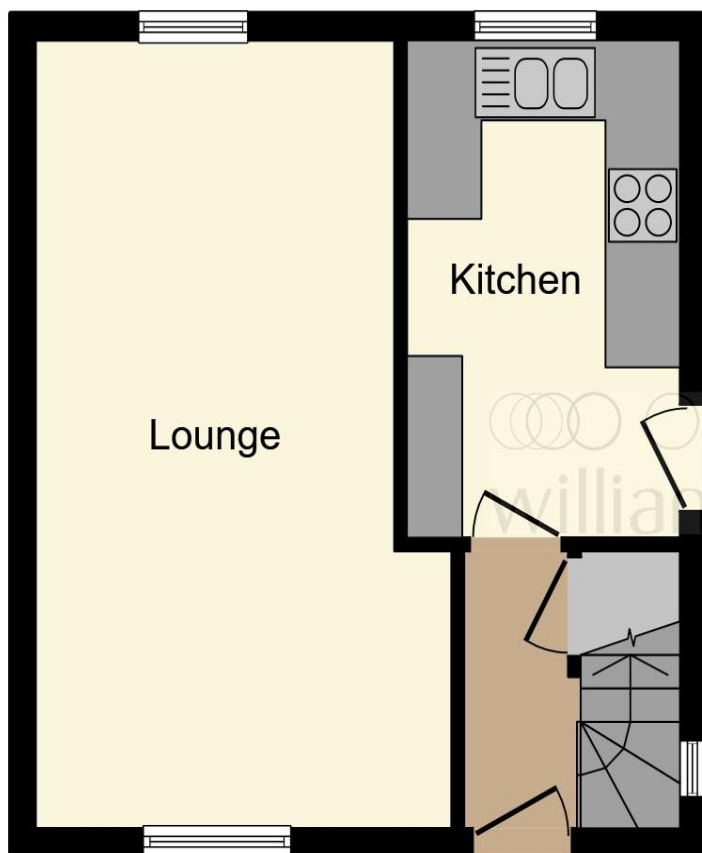
Cocketts Drive, Wisbech PE13 2JS

Welcome to

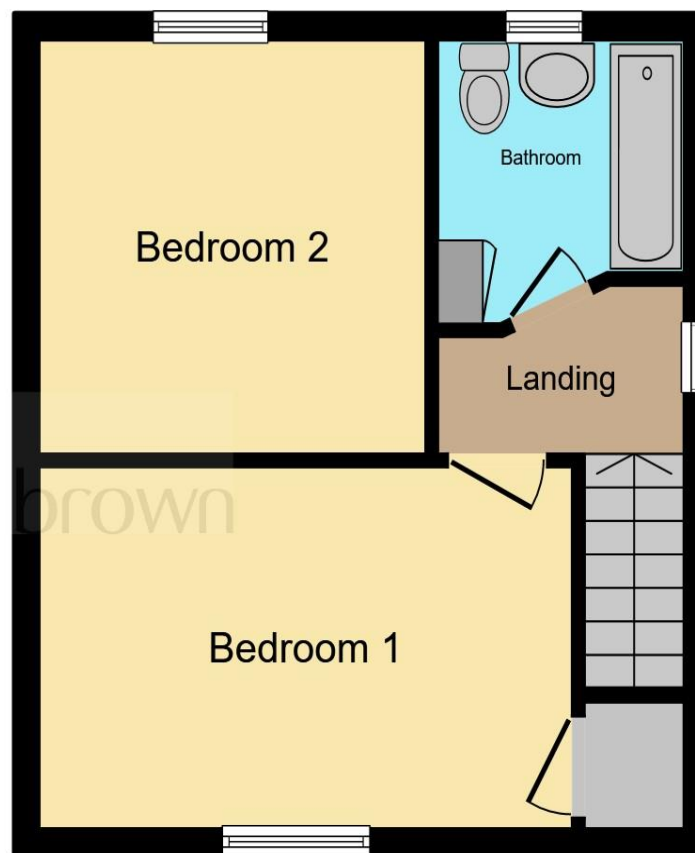
Cocketts Drive, Wisbech

Tucked away in a popular residential area, this established end-terraced home on Cocketts Drive offers spacious interiors, excellent efficiency, and the added bonus of no onward chain - making it an ideal choice for first-time buyers, investors or downsizers seeking a swift move. Inside, the home features a bright and expansive 19' lounge, providing ample space for relaxing, entertaining or working from home. The kitchen sits just beyond, ready to be personalised to your taste. Upstairs, two generous double bedrooms offer flexibility and comfort, alongside a well-proportioned bathroom. With gas radiator central heating and PVCu double glazing throughout, the property is both warm and energy-efficient all year round. Outside, there's off-road parking to the front, while the rear garden provides a private outdoor space with potential to landscape or create a low-maintenance haven. Set within easy reach of local shops, schools and transport routes, this well-proportioned home presents a fantastic opportunity to settle in a convenient location - or add to a growing property portfolio.





Ground Floor



First Floor

Entrance Hall

Lounge

19' 5" x 11' maximum (5.92m x 3.35m maximum)

Kitchen

12' 2" maximum x 7' 5" (3.71m maximum x 2.26m)

First Floor Landing

Bedroom One

8' 11" maximum x 14' 3" excluding wardrobe (2.72m maximum x 4.34m excluding wardrobe)

Bedroom Two

10' 3" x 10' 6" (3.12m x 3.20m)

Bathroom

5' 8" minimum x 6' 6" (1.73m minimum x 1.98m)

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

Cocketts Drive, Wisbech

- Established end terraced house
- Two double bedrooms
- 19' Lounge
- Off-road parking
- No onward chain

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

£125,000

Directions to this property:

From 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 turn right into Boyces Road. Proceed along and turn left into Claremont Road and then first left into Cocketts Drive where the property is on the left hand side.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127468



Property Ref:
WSB127468 - 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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