



Osborne Road, Wisbech PE13 3JW

Welcome to

Osborne Road, Wisbech

PREPARE TO BE AMAZED BY THE SPACE! Take a look inside this deceptively spacious, extended family home located in the popular town of Wisbech. The property has been updated & improved over the years by its current owners and offers 3 bedrooms and family bathroom to the first floor, but the ground floor is where the majority of the improvements are and offers flexible living accommodation from a 21 ft lounge, dining room, kitchen, a hobby area that could be used as a utility room if required, ground floor cloakroom, a snug that has been used as a 4th bedroom for guests plus a hot tub room at the rear! Moving outside the property is a generous gravel driveway providing off road parking for 3/4 cars at the front, whilst the rear has been landscaped and offers patio areas, raised decking with sunken splash pool, storage sheds plus a small workshop! The property offers SMART pay as you go meters, double glazed windows & doors and all mains services connected as well as an alarm & camera system. Agents Note: The vendors have made us aware that the original building is of a non standard construction and therefore may affect any lending on this home. Please ask for more details.





Ground Floor



First Floor

Entrance Porch

Ds Wc

Entrance Hall

Lounge

11' 2" x 21' 2" (3.40m x 6.45m)

Dining Room

15' 7" x 9' 10" (4.75m x 3.00m)

Extension

9' 5" x 5' 4" (2.87m x 1.63m)

Kitchen

9' 6" max x 15' 1" max (2.90m max x 4.60m max)

Bedroom 4

10' 10" x 10' 11" (3.30m x 3.33m)

Bedroom 1

10' 5" x 11' 7" (3.17m x 3.53m)

Bedroom 2

13' 3" max x 8' 9" max (4.04m max x 2.67m max)

Bedroom 3

9' 4" max x 7' 7" max (2.84m max x 2.31m max)

Family Bathroom

Hot Tub Room

Agents Note:

'The property is of non standard construction / Steel Framed. Please speak with your conveyancer'

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

Osborne Road, Wisbech

- NON STANDARD CONSTRUCTION
- Workshop
- Landscaped Gardens with Splash Pool
- 3/4 Bedrooms
- Hot Tub Room
- Off Road Parking

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£250,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB126632



Property Ref:
WSB126632 - 0002

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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