



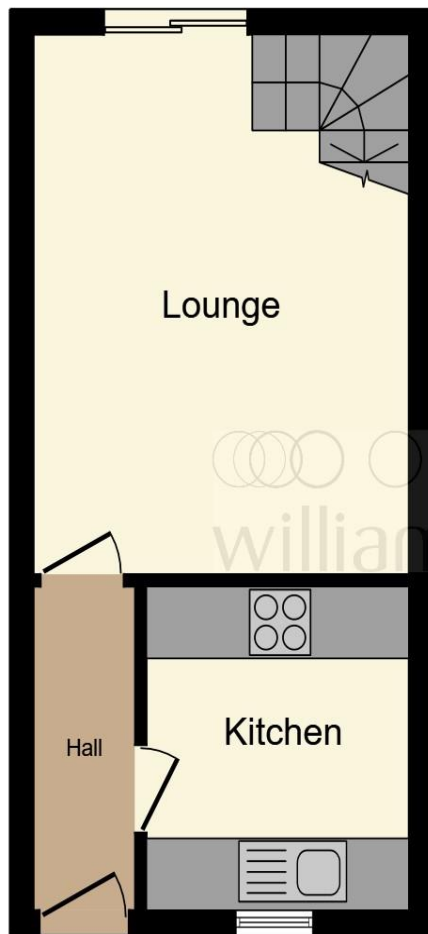
**Admirals Drive, Wisbech PE13 3PU**

## Welcome to

### Admirals Drive, Wisbech

Set in a popular residential area, this 1 bedroom terraced house offers a great opportunity for first-time buyers or investors. On the ground floor, you'll find a modern kitchen, cosy lounge with double doors opening to the rear garden, providing a lovely indoor-outdoor feel. Upstairs features a double bedroom and a well-presented bathroom. Outside, the enclosed rear garden is ideal for relaxing or entertaining, while the front of the property has planning permission for a dropped kerb, offering the potential for private off-road parking. Located on Admirals Drive, the property is close to local amenities, shops, and good transport links-making it a convenient and comfortable place to call home. Viewing is highly recommended to appreciate the potential and location!





**Ground Floor**



**First Floor**

### **Lounge**

14' 9" min x 11' max ( 4.50m min x 3.35m max )

### **Kitchen**

7' 8" x 7' 4" ( 2.34m x 2.24m )

### **Bedroom**

10' 11" x 9' 11" ( 3.33m x 3.02m )

### **Bathroom**

### **Agents Note:**

Council Permissions has been granted for a drop curb located at the front of the property.

### **Agents Note:**

"The property is part of a larger title that includes another area which will not be included in this sale. The creation of a new title for the property being sold will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly."

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](http://www.focalagent.com)

## Welcome to

### Admirals Drive, Wisbech

- 1 Bedroom Terraced House
- Kitchen, Lounge & Garden Access
- Upstairs Bathroom & Double Bedroom
- Rear Enclosed Garden
- Front Area with Permission to Drop Kerb
- Great First-Time Buyer or Investment Opportunity
- Popular Residential Location

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

# £130,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB123634](http://williamhbrown.co.uk/Property/WSB123634)



Property Ref:  
WSB123634 - 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.

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.



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