

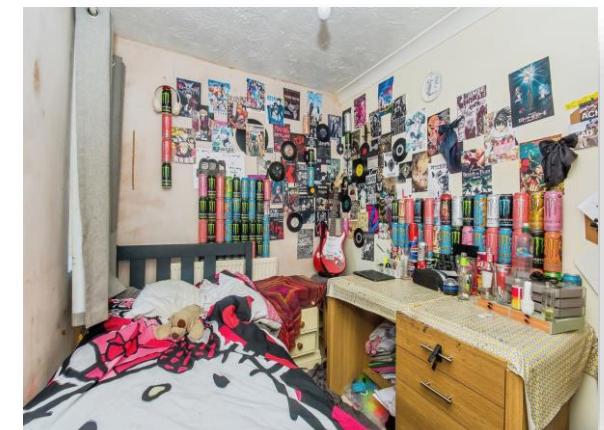


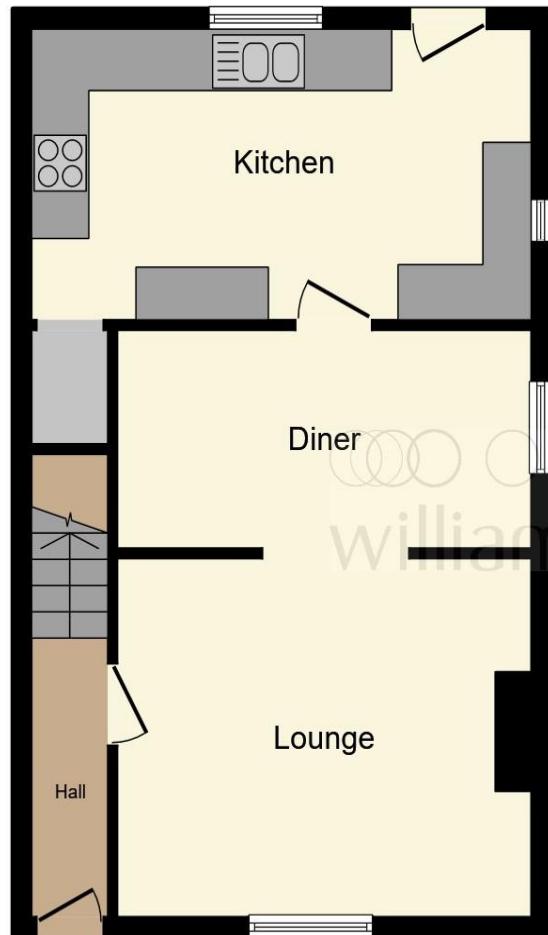
Lerowe Road, Wisbech PE13 3QA

Welcome to

Lerowe Road, Wisbech

Perfectly positioned within easy reach of local amenities, this established three-bedroom detached home on Lerowe Road offers well-balanced living space, practical comforts, and a manageable garden - ideal for families, up-sizers or anyone seeking a well-connected location with room to grow. The accommodation is generously laid out, with two reception rooms offering flexibility for dining, relaxing, or working from home. At the rear, the spacious 16' kitchen/breakfast room provides a social hub of the home, with ample space for casual dining and direct access to the garden. Upstairs, three comfortable bedrooms are served by a large family bathroom (which could potentially be swapped to provide a larger third bedroom), making this a functional and inviting space for everyday living. Gas radiator central heating and PVCu double glazing ensure comfort and efficiency year-round. The low-maintenance rear garden is ideal for those who want outdoor space without the upkeep, while the property's location places schools, shops, and transport links within easy reach. With its solid layout, sought-after setting and scope to personalise, this is a smart move for buyers looking for space and lifestyle convenience.





Ground Floor



First Floor

Entrance Hall

Lounge

11' 7" x 13' 2" maximum (3.53m x 4.01m maximum)

Dining Room

7' x 13' 2" (2.13m x 4.01m)

Kitchen/Breakfast Room

9' 3" x 16' 10" (2.82m x 5.13m)

First Floor Landing

Bedroom One

11' 6" x 9' 10" (3.51m x 3.00m)

Bedroom Two

6' 9" x 9' 3" (2.06m x 2.82m)

Bedroom Three

11' 6" x 6' 3" (3.51m x 1.91m)

Bathroom

9' 4" x 12' 5" (2.84m x 3.78m)

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

Lerowe Road, Wisbech

- Established detached house
- Three bedrooms
- Two receptions
- Low maintenance rear garden
- Close to amenities

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

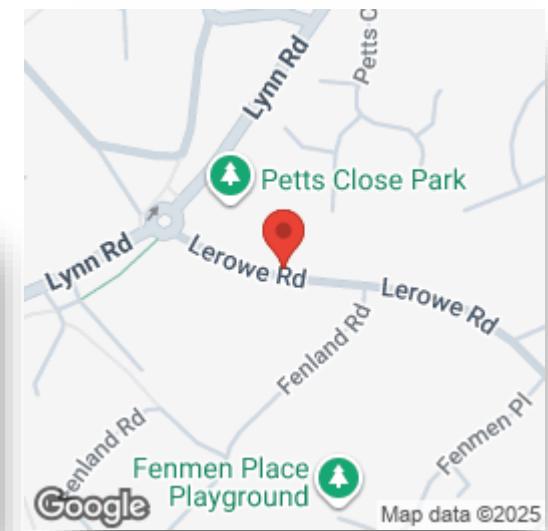
£175,000



view this property online williamhbrown.co.uk/Property/WSB126487

Directions to this property:

From the Wisbech Freedom Bridge roundabout, take the B198 Lynn Road signposted Walsoken & Port Area. Proceed out of town and at the mini roundabout take the second exit into Lerowe Road where the property will be found on the left hand side.



Please note the marker reflects the postcode not the actual property



Property Ref:
WSB126487 - 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



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk