





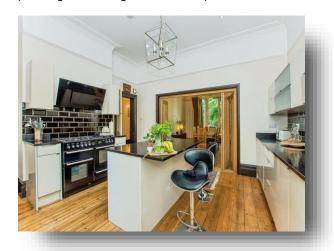




## Welcome to

## Park Avenue, WISBECH

Dating back to the late 1800s, this elegant bay-fronted detached home on Park Avenue, Wisbech offers the perfect marriage of period charm and modern living. Sympathetically and professionally updated throughout, the property retains its original features while providing flexible accommodation across four floors. Overlooking the historic Wisbech Park, this home is filled with character details including sash windows, pristine wooden floorboards, original fireplaces, a handcrafted red Italian marble fireplace in the sitting room, and an original ceiling rose. The cellar extends the versatility of the home with multiple storage rooms, workshops, laundry space, a wine cellar and a former coal cellar with power-creating potential for conversion, even into an annexe (subject to planning). The rear garden offers a peaceful retreat with lawn, mature trees and shrubs, while a driveway and garage provide practical off-road parking. Lies within conservation area























First Floor

**Second Floor** 

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

## Lobby

#### **Entrance Hall**

Wc

### **Dining Room**

17' 1" max x 15' max ( 5.21m max x 4.57m max )

## Lounge

14' 8" max x 17' 9" max ( 4.47m max x 5.41m max )

### Kitchen

13' 9" max x 13' 7" ( 4.19m max x 4.14m )

## **Utility Room**

6' 5" x 16' 9" ( 1.96m x 5.11m )

### Orangery

Veranda

## **First Floor Landing**

#### Bedroom 1

14' 10" x 17' 10" plus bay ( 4.52m x 5.44m plus bay )

#### Ensuite

#### Bedroom 2

17' 1" max x 14' 9" max ( 5.21m max x 4.50m max )

#### Bedroom 3

13' 10" x 13' 10" ( 4.22m x 4.22m )

#### **Bedroom 4**

12' 11" max x 9' 2" max ( 3.94m max x 2.79m max )

#### **Bathroom**

**Bedroom 2 Ensuite** 

## **Shower Room**

**Second Floor** 

#### Bedroom 5

14' 2" x 13' 1" max ( 4.32m x 3.99m max )

#### Outside

Garage

**Basement** 

### Workshop 1

14' 8" x 19' 9" ( 4.47m x 6.02m )

#### Workshop 2

14' 10" x 10' (4.52m x 3.05m)

#### **Laundry Room**

14' 8" x 11' 10" ( 4.47m x 3.61m )

#### **Store Room**

5' 6" x 5' 10" ( 1.68m x 1.78m )

### **Small Laundry Room**

5' 6" x 5' 10" ( 1.68m x 1.78m )

#### **Boiler Room**

8' 9" x 5' 10" ( 2.67m x 1.78m )

#### Old Wc Room

**Wine Celler** 

### **Coal Room**

#### Agents notes:

'The property lies within a conservation area'

## Welcome to

## Park Avenue, WISBECH

- Detached Victorian home dating back to the late 1800s
- Four floors of versatile accommodation.
- Five bedrooms, three bathrooms plus ensuite facilities.
- Stunning original features: floorboards, fireplaces, sash windows, ceiling rose.
- Cellar with multiple rooms workshops, storage, wine cellar, potential annexe.
- Large rear garden
- Overlooks Wisbech Park, short walk to town.
- No onward chain ready to move straight into.

Tenure: Freehold EPC Rating: D

Council Tax Band: F

# £625,000









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/WSB127731



Property Ref: WSB127731 - 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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