



Third Avenue, Wisbech PE13 2BJ

Welcome to

Third Avenue, Wisbech

Tucked away in a peaceful cul de sac setting, this established three bedroom detached house on Third Avenue offers generous living space, modern updates, and the advantage of no onward chain. The home is centred around a superb 26' lounge/dining room, a bright and versatile space perfect for family gatherings and entertaining. A refitted kitchen provides a modern and practical workspace, while the refitted bathroom adds contemporary style. Completing the layout, a conservatory extends the living space further, bringing in natural light and offering views over the garden. Upstairs, three well-proportioned bedrooms provide comfortable accommodation, making this property ideal for families, couples, or those seeking space to work from home. Outside, the property enjoys a private garden and sits in a well-regarded cul de sac location, combining a sense of community with quiet surroundings. With its blend of ready-to-enjoy living and scope for personal touches, this is a home full of potential in a sought-after position.





Ground Floor



First Floor

Entrance Hall

Lounge/Dining Room

26' excluding bay x 12' 6" maximum (7.92m excluding bay x 3.81m maximum)

Kitchen

15' 8" x 7' 8" (4.78m x 2.34m)

Conservatory

11' x 10' 10" (3.35m x 3.30m)

First Floor Landing

Bedroom One

12' 11" excluding bay x 11' (3.94m excluding bay x 3.35m)

Bedroom Two

9' 11" excluding bay x 10' 4" maximum (3.02m excluding bay x 3.15m maximum)

Bedroom Three

6' 6" x 8' 11" (1.98m x 2.72m)

Bathroom

6' 9" x 7' 9" (2.06m x 2.36m)

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

Third Avenue, Wisbech

- Established detached house
- Three bedrooms
- Refitted kitchen and bathroom
- Cul de sac location
- No onward chain

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£250,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127672



Property Ref:
WSB127672 - 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.



william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk