



Magazine Lane, Wisbech PE13 1LJ

Welcome to

Magazine Lane, Wisbech

Perfectly positioned within walking distance of the town centre and grammar school, this established three-bedroom semi-detached house on Magazine Lane offers spacious living with a superb garden and the advantage of no onward chain. Inside, two welcoming reception rooms provide flexibility for both family living and entertaining, while a practical layout includes a separate WC to complement the main bathroom. The three bedrooms are well-proportioned, creating comfortable space for families or those needing a home office. A standout feature of this property is the generous rear garden, a wonderful outdoor space for relaxing, entertaining, or gardening. At the far end, a timber workshop adds excellent potential for hobbies or storage. With its blend of space, convenience, and potential, this home is ideal for buyers seeking a well-located property to make their own. Offered with no onward chain, it represents a great opportunity close to local amenities and schools.





Ground Floor



First Floor

Front Porch

Entrance Hall

Lounge

13' 9" into bay x 11' 5" maximum (4.19m into bay x 3.48m maximum)

Dining Room

15' 11" x 9' 2" maximum (4.85m x 2.79m maximum)

Kitchen

14' 1" x 6' 5" maximum (4.29m x 1.96m maximum)

Rear Lobby

Separate Wc

First Floor Landing

Bedroom One

11' 11" x 8' 10" excluding wardrobes (3.63m x 2.69m excluding wardrobes)

Bedroom Two

9' 7" x 9' 2" maximum (2.92m x 2.79m maximum)

Bedroom Three

6' x 10' (1.83m x 3.05m)

Bathroom

6' x 6' 4" (1.83m x 1.93m)

Workshop 1

11' 2" x 9' 4" (3.40m x 2.84m)

Workshop 2

11' 7" x 9' 4" (3.53m x 2.84m)

Agents Note:

'There is a easement on the title, please enquire with the branch' - Shared Access to Rear.

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

Magazine Lane, Wisbech

- Established semi-detached house
- Three bedrooms
- Two reception rooms
- Generous rear garden with timber workshop
- No onward chain

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

£180,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB126648



Property Ref:
WSB126648 - 0002

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