



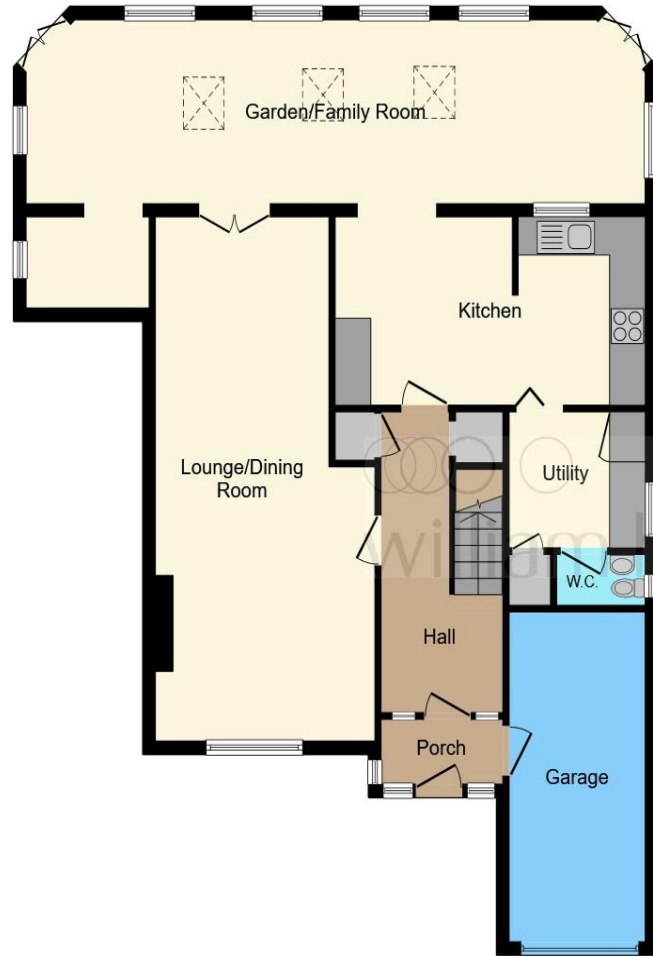
Ramnoth Road, Wisbech PE13 2SN

Welcome to

Ramnoth Road, Wisbech

Guide Price £300,000-£325,000. This beautifully presented and extended four-bedroom detached family home offers flexible and spacious living throughout, situated in a popular town location close to schools, shops and amenities. The ground floor boasts an impressive open plan lounge and dining room, complete with feature fireplace and French doors that lead into a stunning vaulted garden/family room, flooded with light from skylights and dual French doors. The family room also includes a study area-perfect for remote working or a playroom. The modern kitchen flows into a handy utility room and also opens into the family room, enhancing the sociable layout. A WC, entrance porch, and internal garage access complete the ground floor. Upstairs, you'll find four well-proportioned bedrooms and a stylish family bathroom. Outside, the property offers ample off-road parking, an attached single garage, and a generous rear garden-ideal for entertaining or enjoying the evening sun. A fantastic family home-viewing is highly recommended!





Ground Floor



First Floor

Lounge/Diner

12' 3" x 26' 11" (3.73m x 8.20m)

Ds Wc

Utility Room

7' x 5' 5" plsu recess (2.13m x 1.65m plsu recess)

Garden Room

34' 1" max x 9' 5" plus recess (10.39m max x 2.87m plus recess)

Kitchen

9' 9" max x 17' 1" max (2.97m max x 5.21m max)

Bedroom 1

14' 1" x 10' 11" (4.29m x 3.33m)

Bedroom 2

7' 7" x 17' 2" (2.31m x 5.23m)

Bedroom 3

12' 6" x 8' 10" min (3.81m x 2.69m min)

Bedroom 4

7' 5" x 9' 1" (2.26m x 2.77m)

Family Bathroom

Garage

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

Ramnoth Road, Wisbech

- Guide Price £300,000 - £325,000
- Beautifully Presented Detached House
- Four Bedrooms
- Garage + Ample Off-Road Parking
- Garden/Family Room with Vaulted Ceiling
- Study + Utility Room + WC
- Modern Kitchen & Bathroom
- Close to Schools & Local Amenities

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

£300,000

Directions to this property:

From the Wisbech Freedom Bridge roundabout take the A1101 signposted Downham Market. At the third set of traffic lights turn left into Norwich Road. Continue along and turn right into Ramnoth Road where the property will be found on the right hand side.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127632



Property Ref:
WSB127632 - 0002

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