



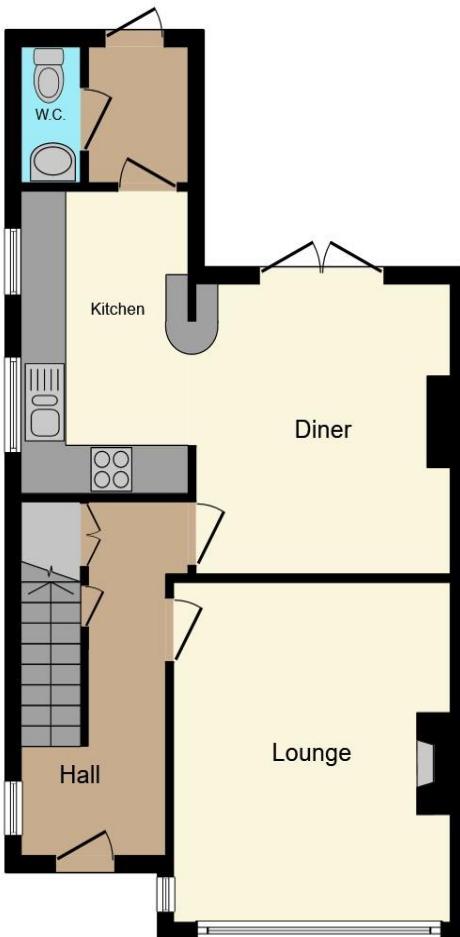
**Mount Drive, Wisbech PE13 2BQ**

## Welcome to

### Mount Drive, Wisbech

NO CHAIN....Spacious Four bedroom semi-detached house in wisbech... Located in a popular residential area of Wisbech, this well presented four bedroom home offers generous living space, ideal for growing families or those seeking flexible accommodation. The home features two bright and versatile reception rooms, perfect for both relaxing and entertaining with the dining room adjoining the well equipped kitchen offering ample storage and integral appliances. Upstairs, to the first floor there are three bedrooms and family bathroom. Stairs then lead to a second floor master bedroom with adjoining en suite. outside the property boasts front and rear gardens with ample off road parking and a generous rear garden proving plenty of space for outdoor enjoyment. a particular highlight is the detached garage/workshop offering excellent storage/hobby space. Viewings highly recommended





**Ground Floor**



**First Floor**



**Second Floor**

**Entrance Hall**

**Lounge**

13' 3" max x 12' 7" max ( 4.04m max x 3.84m max )

**Dining Room**

10' 10" x 11' 10" ( 3.30m x 3.61m )

**Kitchen**

12' 4" x 7' 5" ( 3.76m x 2.26m )

**Rear Lobby**

**Downstairs Wc**

**First Floor Landing**

**Bedroom Two**

12' 7" max x 11' 3" max ( 3.84m max x 3.43m max )

**Bedroom Three**

11' 2" max x 10' 8" max ( 3.40m max x 3.25m max )

**Bedroom Four**

8' 7" max x 7' 5" max ( 2.62m max x 2.26m max )

**Family Bathroom**

**Second Floor**

**Bedroom One**

16' 5" max x 13' 6" max ( 5.00m max x 4.11m max )

**En-Suite**

**Outside**

**Garage/Workshop**

23' 9" max x 9' 1" max ( 7.24m max x 2.77m max )

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](http://www.focalagent.com)

## Welcome to

### Mount Drive, Wisbech

- Four bedroom semi-detached house within a popular location
- Off road parking, generous rear garden and garage/workshop
- Two reception rooms
- Family bathroom, en suite and w/c
- No onward chain

Tenure: Freehold EPC Rating: C

Council Tax Band: B

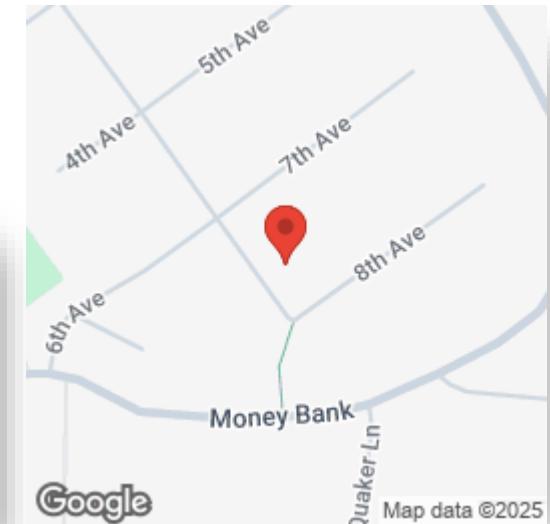
# £280,000



**view this property online** [williamhbrown.co.uk/Property/WSB126991](http://williamhbrown.co.uk/Property/WSB126991)

#### Directions to this property:

From 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 Mount Drive. Proceed along where the property will be found on your left hand side.



Please note the marker reflects the postcode not the actual property



Property Ref:  
WSB126991 - 0005

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**