



**Prins Avenue, WISBECH PE13 3HU**



## Welcome to

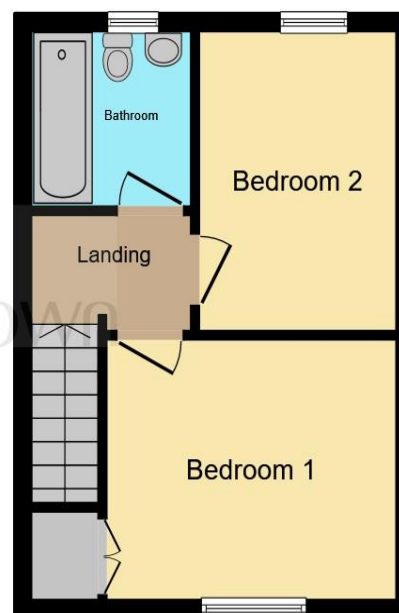
### Prins Avenue, WISBECH

Tucked away in a quiet cul de sac setting, this modern end-terraced house on Prins Avenue combines stylish updates with a practical layout, making it an excellent choice for first-time buyers, downsizers, or investors. The accommodation includes two generous double bedrooms and a sleek refitted bathroom, complemented by a bright and sociable 14' refitted kitchen/dining room. A conservatory extends the living space further, creating the perfect spot to relax or enjoy views of the garden. Outside, the property is equally appealing, with off-road parking and a single garage adding everyday convenience. The rear garden offers a pleasant outdoor space with scope for entertaining, gardening, or simply unwinding. Well presented and ready to move straight into, this home offers a blend of modern comfort and quiet positioning, with easy access to local amenities and transport routes.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Lounge**

13' 3" x 11' 3" ( 4.04m x 3.43m )

**Kitchen/Dining Room**

7' 9" x 14' 6" ( 2.36m x 4.42m )

**Conservatory**

7' 5" x 12' 3" ( 2.26m x 3.73m )

**First Floor Landing**

**Bedroom One**

9' 6" x 11' 4" excluding wardrobes ( 2.90m x 3.45m excluding wardrobes )

**Bedroom Two**

11' 7" x 7' 11" ( 3.53m x 2.41m )

**Bathroom**

6' 5" x 6' 3" ( 1.96m x 1.91m )

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

## Welcome to

### Prins Avenue, WISBECH

- Modern end terraced house
- Two double bedrooms
- Conservatory
- Refitted kitchen and bathroom
- Single garage

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: A

# £170,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB127803](https://williamhbrown.co.uk/Property/WSB127803)



Property Ref:  
WSB127803 - 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](mailto:Wisbech@williamhbrown.co.uk)



20 High Street, WISBECH, Cambridgeshire,  
PE13 1DE



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**