



All Saints Avenue, Wisbech PE13 3RQ

Welcome to

All Saints Avenue, Wisbech

Nestled in a peaceful cul de sac setting, this established detached bungalow on All Saints Avenue combines generous proportions with everyday practicality, all offered with the advantage of no onward chain. The accommodation includes two well-sized double bedrooms and a spacious 21' lounge/dining room, providing plenty of space for both relaxing and entertaining. The property is equipped with PVCu double glazing and gas radiator central heating, ensuring year-round comfort, while the layout remains flexible enough to adapt to a range of needs. Externally, a driveway leads to a single garage, offering secure parking and storage, while the gardens provide space to enjoy the outdoors and scope for further landscaping if desired. Perfectly placed for those seeking a quiet residential address, this bungalow presents an excellent opportunity for downsizers, couples, or anyone looking for single-level living in a convenient location.





Entrance Hall

Lounge/Dining Room

21' 7" x 12' 11" maximum (6.58m x 3.94m maximum)

Kitchen

10' 10" x 14' 2" (3.30m x 4.32m)

Bedroom One

9' 8" x 12' 11" (2.95m x 3.94m)

Bedroom Two

11' 11" x 9' 4" (3.63m x 2.84m)

Bathroom

8' 2" x 9' 3" maximum (2.49m x 2.82m maximum)

Garage

Agents Note:

There is a treatment plan in place for the eradication of Japanese Knotweed. Please ask the branch for more details so that you can make further enquiries as required for your own purposes.

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

All Saints Avenue, Wisbech

- Established detached bungalow
- Two double bedrooms
- 21' Lounge/dining room
- Cul de sac location
- No onward chain

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

£210,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB126829



Property Ref:
WSB126829 - 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.

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