



Olympian Close, Wisbech PE13 2FH

Welcome to

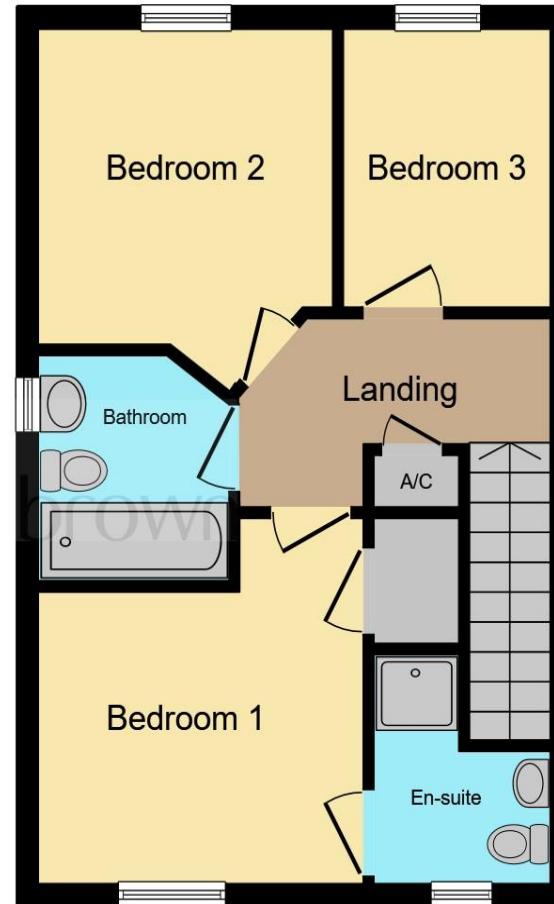
Olympian Close, Wisbech

Beautifully positioned within a private cul de sac, this modern semi-detached house offers stylish, low-maintenance living and the convenience of no onward chain. The well-planned accommodation includes three bedrooms, with an en-suite shower room to the master, and a fully integrated 16' kitchen/dining room-a sociable space ideal for family meals or entertaining friends. A downstairs cloakroom adds everyday practicality, while PVCu double glazing and gas radiator central heating ensure comfort and energy efficiency throughout. Outside, there are two allocated parking spaces and an enclosed rear garden that provides a safe and private space for relaxation or outdoor dining. Set in a tucked-away location close to amenities, this attractive home would make a perfect choice for families, first-time buyers, or investors seeking a property ready to move straight into.





Ground Floor



First Floor

Entrance Hall

Lounge

15' 10" x 13' 5" maximum (4.83m x 4.09m maximum)

Kitchen/Dining Room

9' 6" x 16' 6" (2.90m x 5.03m)

Downstairs Cloakroom

5' 4" x 2' 10" (1.63m x 0.86m)

First Floor Landing

Master Bedroom

8' 7" plus door recess x 10' 6" excluding wardrobe (2.62m plus door recess x 3.20m excluding wardrobe)

En-Suite

6' 10" x 5' 9" (2.08m x 1.75m)

Bedroom Two

9' 8" maximum x 9' 6" (2.95m maximum x 2.90m)

Bedroom Three

8' 5" x 6' 9" (2.57m x 2.06m)

Family Bathroom

6' 9" x 6' 2" (2.06m x 1.88m)

Agents Note:

'There is a easement on the title, please enquire with the branch' - Private Cul-De-Sac - Annual Maintenance cost applies - ask branch for more details.

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

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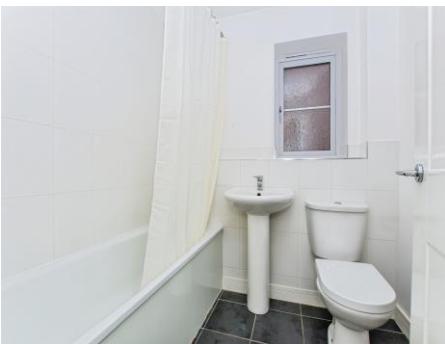
Olympian Close, Wisbech

- Modern semi-detached house
- Three bedrooms with en-suite to master
- 16' fully integrated kitchen/dining room
- Private cul de sac location
- No onward chain

Tenure: Freehold EPC Rating: C

Council Tax Band: B

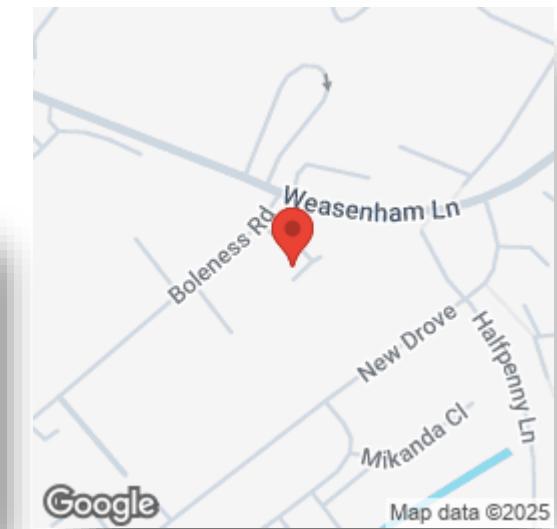
£190,000



view this property online williamhbrown.co.uk/Property/WSB127928

Directions to this property:

From the Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Proceed to the fifth set of traffic lights and turn right into Weasenham Lane. Continue down Weasenham Lane, turn left into Boleness Road and then immediately left into Olympian Close where the property will be found straight ahead.



Please note the marker reflects the postcode not the actual property



Property Ref:
WSB127928 - 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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