



Grosvenor Road, Wisbech PE13 3NX

Welcome to

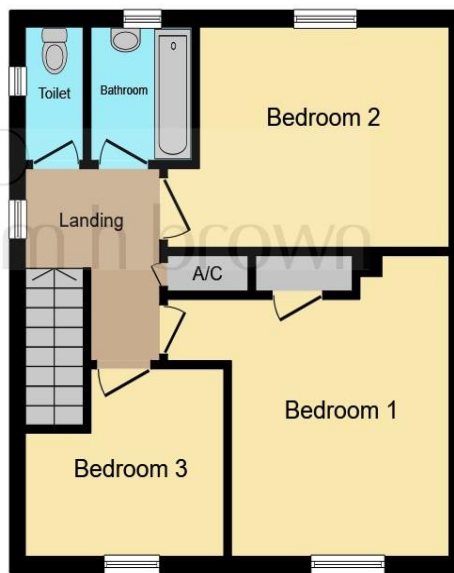
Grosvenor Road, Wisbech

Located on Grosvenor Road, Wisbech, this three-bedroom semi-detached house offers an excellent opportunity for buyers looking for a project. In need of modernisation throughout, the property provides a solid layout and great potential to renovate, redesign, and add value. The ground floor features a front lounge, a kitchen and a diner, and a lean-to that could be improved or replaced to enhance the overall living space. Upstairs, you'll find three bedrooms and a family bathroom. Outside, the property offers scope to improve both the front and rear areas, making this an ideal purchase for investors, developers, or anyone wanting to create their own personalised home. A fantastic renovation opportunity in a popular Wisbech location - viewing is recommended

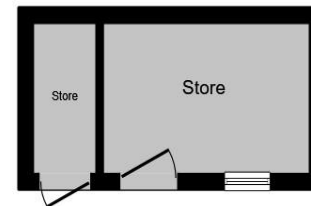




Ground Floor



First Floor



Outbuilding

Lounge

12' 8" x 12' 8" (3.86m x 3.86m)

Kitchen

9' 3" x 9' 6" (2.82m x 2.90m)

Dining Room

9' 1" x 9' 3" (2.77m x 2.82m)

Bedroom 1

9' 3" x 11' 3" min (2.82m x 3.43m min)

Bedroom 2

10' 8" + recess x 9' 9" (3.25m + recess x 2.97m)

Bedroom 3

8' 11" x 7' 9" (2.72m x 2.36m)

Family Bathroom

Wc

Agents Note

'Heating to the property is served by Coal Fire with back boiler and 2 x radiators downstairs. Please contact the 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

Welcome to

Grosvenor Road, Wisbech

- Three-bedroom semi-detached house
- Requires modernisation and improvement
- Lounge and kitchen and diner
- Three bedrooms upstairs
- Great renovation project
- Popular Wisbech location

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

Directions to this property:

From Wisbech freedom bridge roundabout take the Lynn Road signposted Walsoken and port area and continue along to the second set of traffic lights. Turn left in to Mountpleasant Road and then turn right in to Grosvenor Road and continue down where the property will be found on the left hand side

£130,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127946



Property Ref:
WSB127946 - 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.

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