

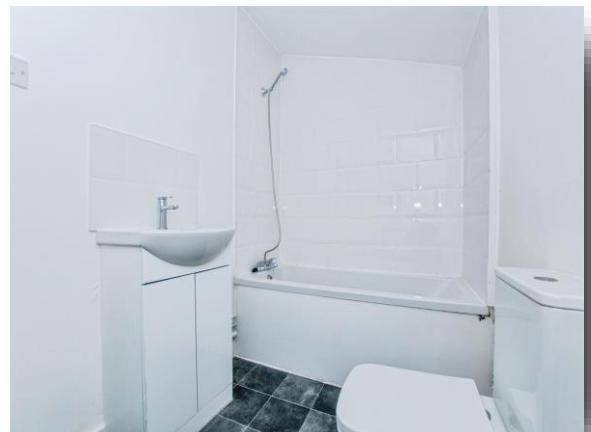
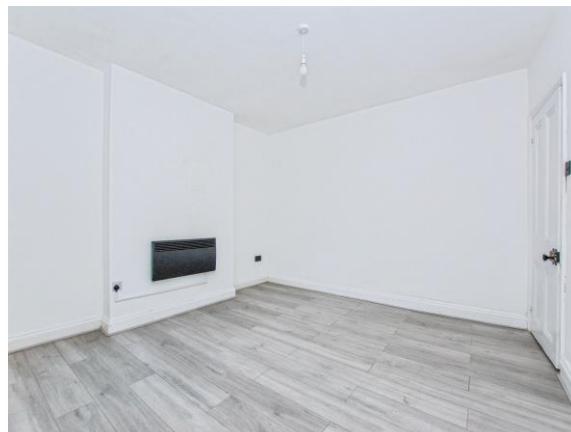


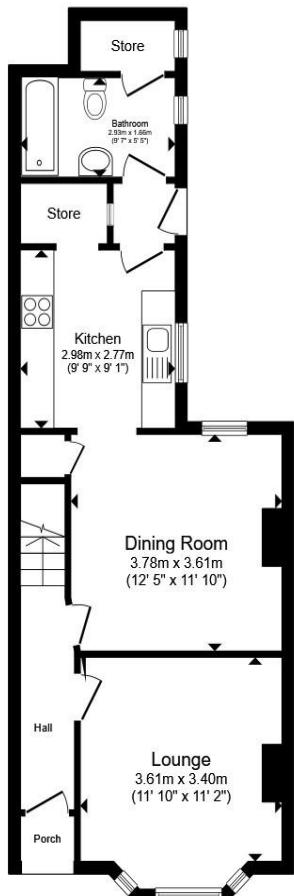
York Road, Wisbech PE13 2EB

Welcome to

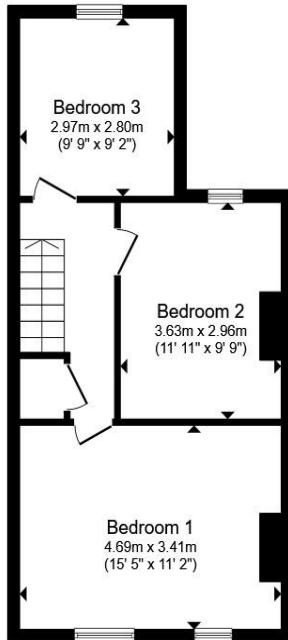
York Road, Wisbech

Positioned close to the town centre, this established semi-detached house has been refurbished throughout, creating a stylish, move-in-ready home offered with the advantage of no onward chain. The ground floor provides two well-proportioned reception rooms, offering flexible living and dining space with a bright, modern feel. The refitted kitchen has been thoughtfully designed to combine contemporary styling with everyday practicality, while new flooring throughout enhances the cohesive finish across the home. Upstairs, the property offers three bedrooms, all served by a refitted family bathroom, finished to a clean, modern standard. With its turnkey presentation, convenient location and well-balanced accommodation, this property is ideally suited to first-time buyers, families or investors seeking a quality home within easy reach of local amenities.





Ground Floor



First Floor

Total floor area 94.0 m² (1,012 sq.ft.) approx

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.propertybox.io



Entrance Hall

Lounge

Dining Room

Kitchen

Rear Hallway

Bathroom

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Agents Note:

'The current Council Tax band for this property is listed as 'DELETED'. We have shown the previous Council Tax band for information only.'

'Heating to the property is served by Electric. Please contact the branch for more details'

'There is a easement on the title, please enquire with the branch'. - shared pathway

Welcome to

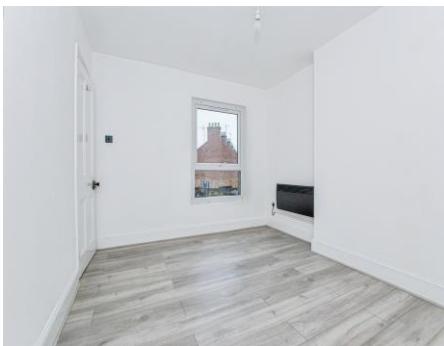
York Road, Wisbech

- Established semi-detached house
- Three bedrooms
- Two reception rooms
- Refurbished throughout
- No onward chain

Tenure: Freehold EPC Rating: G

Council Tax Band: B

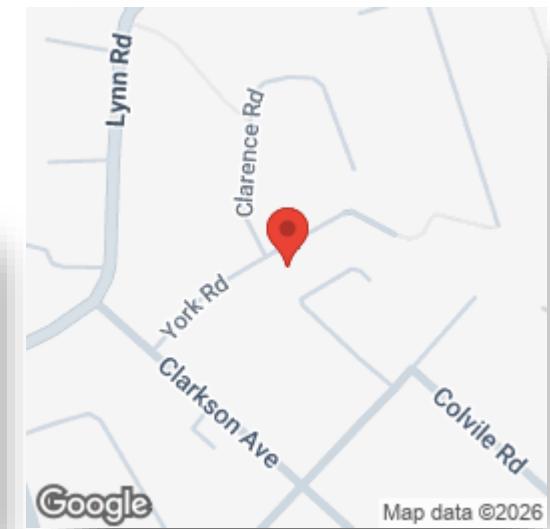
£170,000



view this property online williamhbrown.co.uk/Property/WSB128131

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the B198 Lynn Road and turn right into Clarkson Avenue. Turn immediately left into York Road where the property will be found on your left hand side.



Please note the marker reflects the postcode not the actual property



Property Ref:
WSB128131 - 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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