



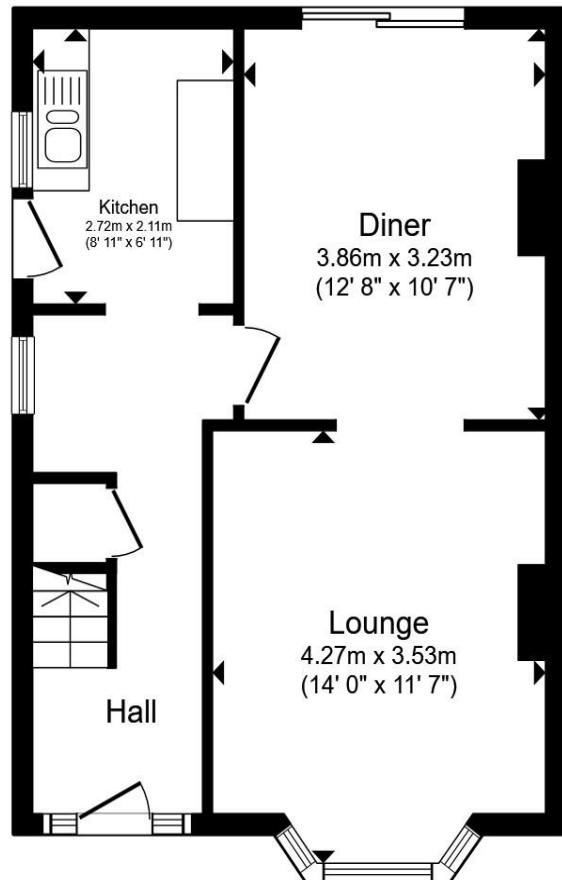
**Old Lynn Road, Wisbech PE13 3SB**

## Welcome to

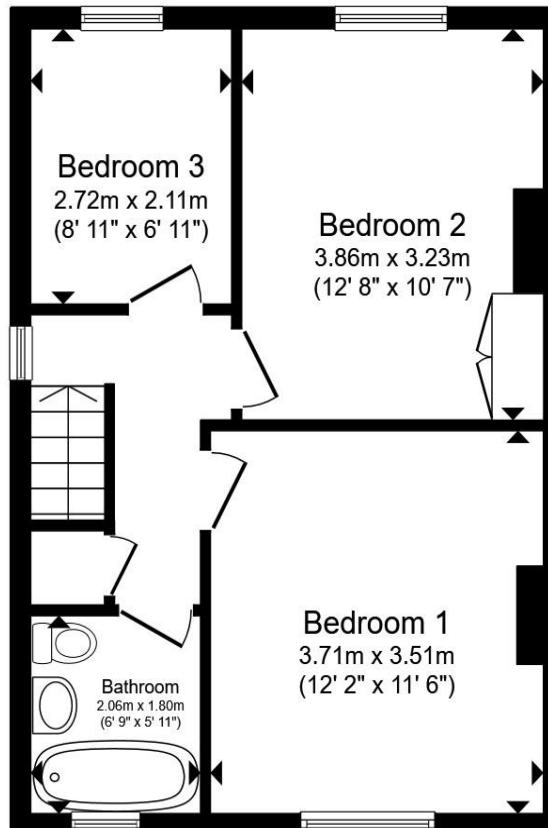
### Old Lynn Road, Wisbech

Located within a popular non-estate position, this established semi-detached house offers spacious and well-proportioned accommodation, excellent parking and a sunny south-facing rear garden. The ground floor provides two separate reception rooms, offering flexibility for family living, entertaining or home working. Upstairs, the property offers three bedrooms, all served by a refitted family bathroom. Further benefits include gas radiator central heating and PVCu double glazing, ensuring comfort and efficiency throughout. Externally, the property enjoys multi-vehicle off-road parking, ideal for families or those with caravans or work vehicles, while the south-facing rear garden provides an excellent outdoor space with plenty of natural sunlight throughout the day. Offering generous accommodation both inside and out, this is a versatile home in a convenient non-estate location, well suited to a wide range of buyers.





**Ground Floor**



**First Floor**

Total floor area 84.9 m<sup>2</sup> (914 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](http://www.propertybox.io)

**Entrance Hall**

**Kitchen**

**Dining Room**

**Lounge**

**First Floor Landing**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Family Bathroom**

**Outside**

## Welcome to

### Old Lynn Road, Wisbech

- Established semi-detached house
- Three bedrooms
- Two receptions
- Non-estate location
- South-facing rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

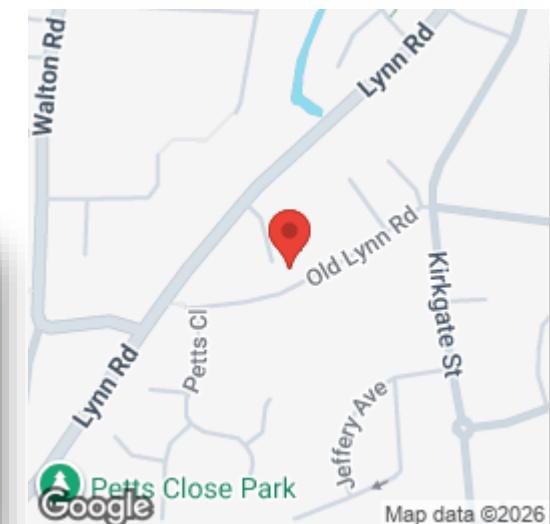
**£200,000**



**view this property online** [williamhbrown.co.uk/Property/WSB128108](http://williamhbrown.co.uk/Property/WSB128108)

#### Directions to this property:

From Wisbech Freedom Bridge roundabout, take the Lynn Road signposted Walsoken & Port Area. Proceed out of town and at the mini roundabout proceed straight on, take the next turning right in to Old Lynn Road and follow the road along, then turn right again. Continue down Old Lynn Road where the property can be found on your left hand side.



Please note the marker reflects the postcode not the actual property



Property Ref:  
WSB128108 - 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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