



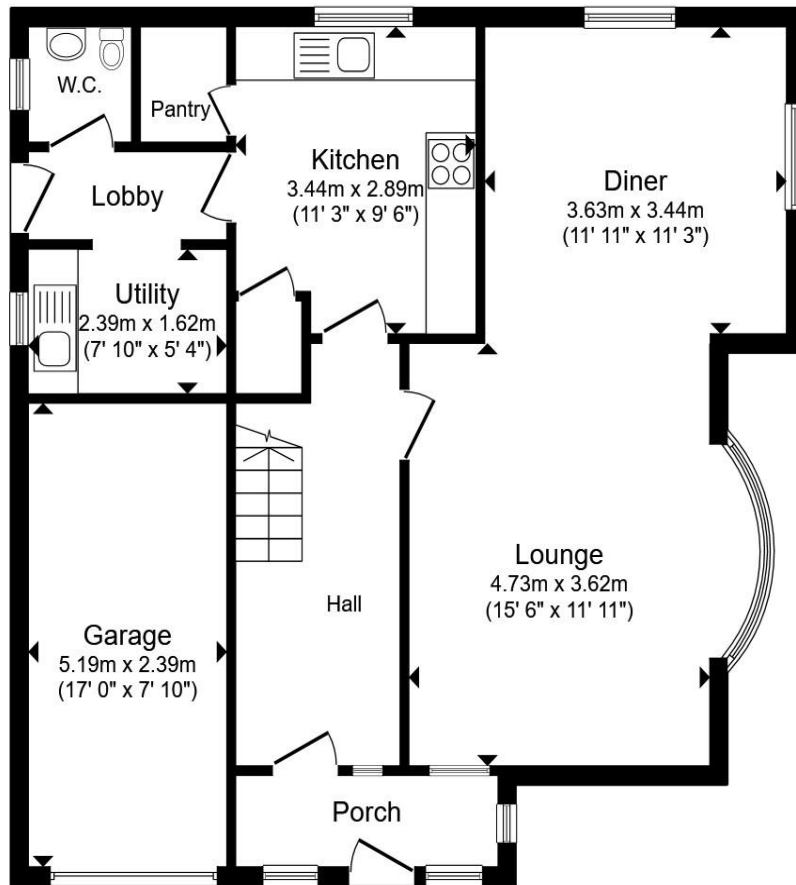
Welbeck Road, Wisbech PE13 2JY

Welcome to

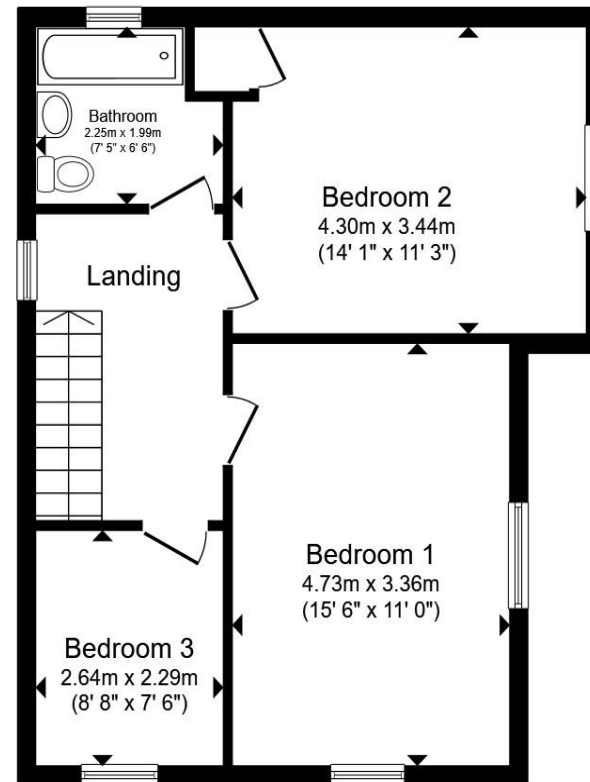
Welbeck Road, Wisbech

This spacious three-bedroom Alison house is set on a generous corner plot in a quiet and highly desirable cul-de-sac, offering excellent privacy and an abundance of natural light throughout. Upstairs, the property features two well-proportioned double bedrooms, a single bedroom, and a family bathroom. Downstairs, the layout is both practical and versatile, comprising two reception rooms, a large, bright kitchen, a pantry, utility room, and a ground floor WC. Externally, the home benefits from off-street parking and a single garage. The large wraparound garden surrounds the property, providing a private, low-maintenance outdoor space perfect for relaxing or entertaining. Situated on a peaceful residential street, this home combines space, light, and privacy with a sought-after location, making it an excellent opportunity for families or those seeking a quiet yet convenient setting.





Ground Floor



First Floor

Total floor area 128.7 m² (1,385 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

Porch
Entrance Hall
Lounge / Diner
Diner
Kitchen
Pantry
Rear Lobby
Utility
Downstairs Wc
First Floor Landing
Bedroom One
Bedroom Two
Bedroom Three
Bathroom
Outside
Garage

Welcome to

Welbeck Road, Wisbech

- Established Detached Allison Home
- Single Garage
- Off Road Parking
- No Onward Chain
- Utility Room & W.C
- Two Reception Rooms
- Sought After Street
- Cul De Sac Location

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

£260,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128182



Property Ref:
WSB128182 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk