



**Hillburn Road, Wisbech PE13 2PL**



## Welcome to

### Hillburn Road, Wisbech

William H Brown are pleased to present for sale this beautiful detached house in a popular area of the town offering 3 Bedroom accommodation with first floor Bathroom and separate wc. Located on the ground floor you will find a good sized entrance hall, Lounge and Kitchen / Diner. The property is majority uPVC double glazed and has gas central heating. Off-Road parking to the front and enclosed garden to the rear. The property in addition has the benefit of solar panels which are available by separate negotiations. Viewings Highly Recommended!!



## **Entrance Hall**

9' 10" max x 11' 4" inc stairs ( 3.00m max x 3.45m inc stairs )

## **Lounge**

12' 5" max x 13' 4" plus bay ( 3.78m max x 4.06m plus bay )

## **Kitchen / Diner**

22' 7" x 5' 10" min extending to 8' 10" max ( 6.88m x 1.78m min extending to 2.69m max )

## **First Floor Landing**

### **Bedroom One**

11' 5" x 12' 5" max ( 3.48m x 3.78m max )

### **Bedroom Two**

12' 5" x 7' 11" plus bay window. ( 3.78m x 2.41m plus bay window. )

### **Bedroom Three**

11' 6" x 6' 8" ( 3.51m x 2.03m )

## **Bathroom**

## **Wc**

## **Outside**

## Welcome to

### Hillburn Road, Wisbech

- Detached Property
- Popular Area
- 3 Bedrooms
- Kitchen / Diner
- Off-Road Parking

Tenure: Freehold EPC Rating: C

offers in excess of

**£225,000**



**view this property online** [williamhbrown.co.uk/Property/WSB124609](http://williamhbrown.co.uk/Property/WSB124609)



Property Ref:  
WSB124609 - 0007

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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.

### Directions to this property:

From the Wisbech Freedom Bridge roundabout take the A47 signposted Peterborough. At the traffic light proceed straight over and take the first turning into Somers Road, at the T Junction turn left into Queens Road, proceed along and turn right into Station Road, take the next right into Hillburn Rd where the property will be found on your right hand side. Look for our board!



Please note the marker reflects the postcode not the actual property



william h brown



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