

Hillburn Road, Wisbech PE13 2PL



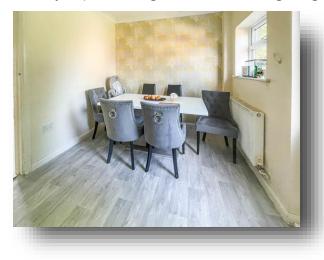
Welcome to

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!!

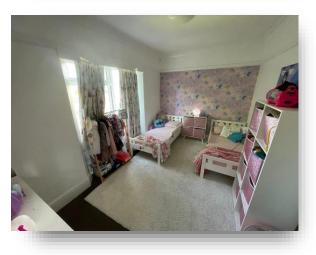












Entrance Hall 9' 10" max x 11' 4" inc stairs (3.00m max x 3.45m inc stairs)

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

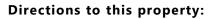
Hillburn Road, Wisbech

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

Tenure: Freehold EPC Rating: C

offers in excess of

£225,000



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!





view this property online williamhbrown.co.uk/Property/WSB124609



Property Ref: WSB124609 - 0007 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.

Station Dr Map data ©2024 Please note the marker reflects the

postcode not the actual property

Queens Rd

william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire, **PE13 1DE**



williamhbrown.co.uk