



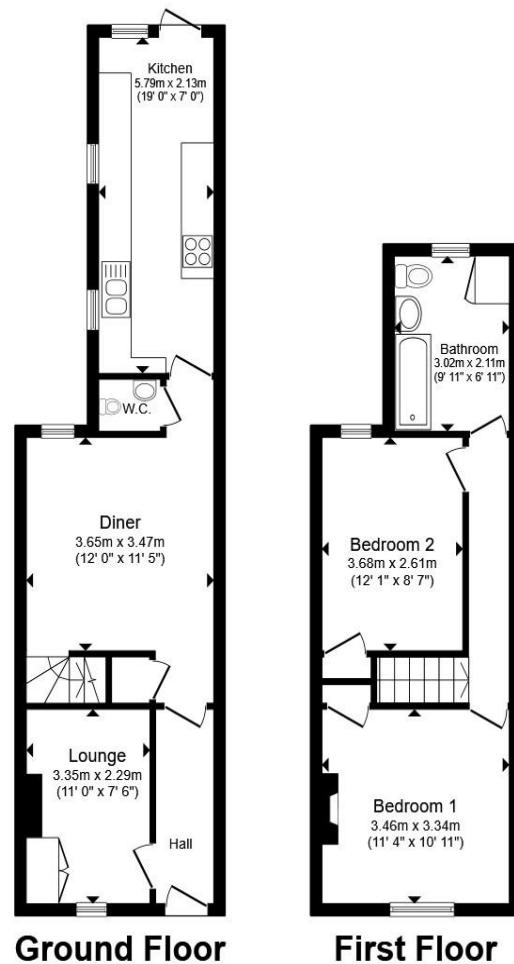
Clarence Road, Wisbech PE13 2ED

Welcome to

Clarence Road, Wisbech

Situated within comfortable walking distance of the town centre, this established mid-terraced house offers well-proportioned accommodation arranged over two floors and is available with the benefit of no onward chain. The ground floor features two separate reception rooms, providing flexible space for living and dining, home working or entertaining. To the rear, a 16' galley-style kitchen offers excellent functionality, while a downstairs cloakroom adds valuable convenience rarely found in properties of this style. Upstairs, the property offers two generous double bedrooms, both enjoying good natural light and comfortable proportions. With its practical layout, walk-to-town location and chain-free status, this property represents an excellent opportunity for first-time buyers, downsizers or investors seeking a well-located home with scope to personalise.





Total floor area 77.1 m² (830 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

Inner Hallway

Downstairs Cloakroom

Kitchen

First Floor Landing

Bedroom One

Bedroom Two

Bathroom

Welcome to

Clarence Road, Wisbech

- Established mid terraced house
- Two double bedrooms
- Two reception rooms
- Close to town
- No onward chain

Tenure: Freehold EPC Rating: C

Council Tax Band: A

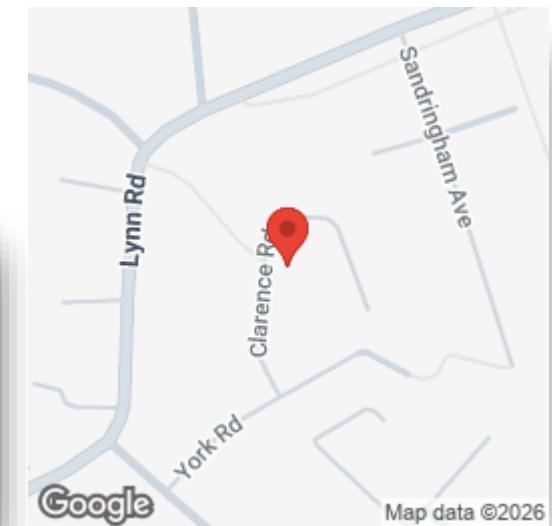
£126,000



view this property online williamhbrown.co.uk/Property/WSB128091

Directions to this property:

From Wisbech Freedom Bridge roundabout take the Lynn Road signposted Walsoken & Port Area. Continue along and turn right into Clarkson Avenue. Turn left into York Road and then left into Clarence 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:
WSB128091 - 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.

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