



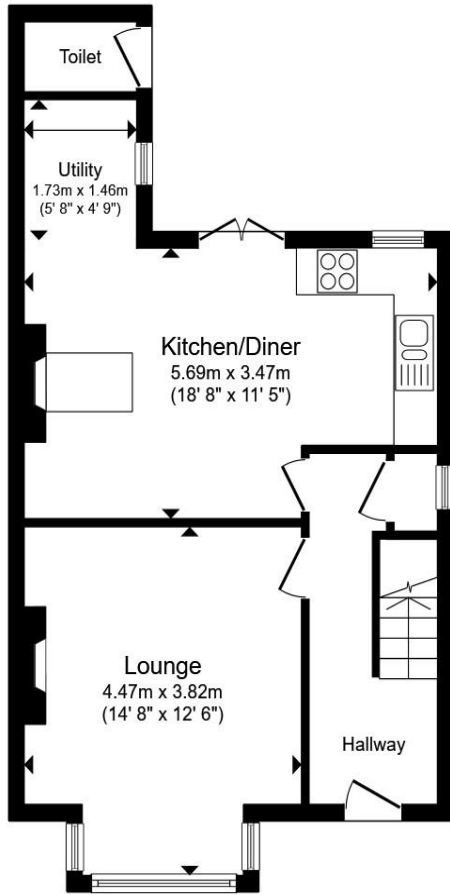
**Orchard Drive, Wisbech, PE13 2JL**

## Welcome to

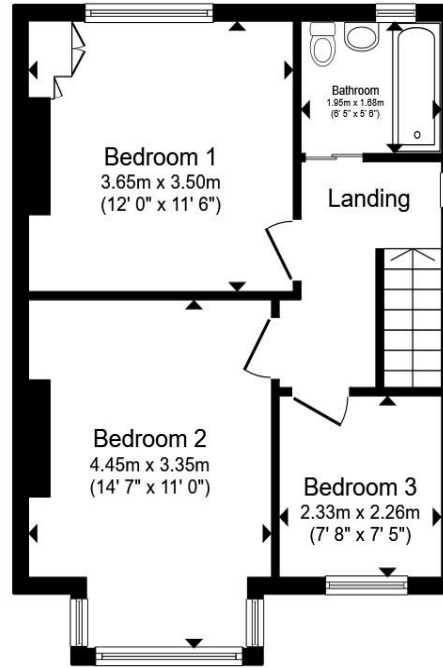
### Orchard Drive, Wisbech

Situated along Orchard Drive, this established semi-detached house offers well-proportioned accommodation, tasteful updates and a superb south-facing rear garden. The property provides three bedrooms, making it ideal for families, first-time buyers looking to grow into a home, or those seeking additional workspace. The cosy lounge is enhanced by a wood burning stove, creating a welcoming focal point and perfect retreat during the cooler months. A particular highlight is the impressive 18' refitted kitchen/dining room, offering a stylish and sociable heart to the home with ample space for family meals and entertaining. A useful utility area adds practicality, while the refitted bathroom ensures the home is ready to move straight into. Externally, the generous south-facing rear garden enjoys excellent natural light throughout the day and provides superb outdoor space for relaxing, gardening or entertaining. The property also benefits from off-road parking for added convenience. A well-balanced home combining character, modern updates and excellent outdoor space.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Lounge**

**Kitchen/Dining Room**

**Utility Area**

**First Floor Landing**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Bathroom**

**Agents Note:**

'There is a easement on the title, please enquire with the branch' - Shared Driveway.

'Heating to the property is served by electric (individual heaters). Please contact the branch for more details'

Total floor area 89.7 m<sup>2</sup> (965 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)



## Welcome to

### Orchard Drive, Wisbech

- Established semi-detached house
- Three bedrooms
- Refitted kitchen and bathroom
- Off-road parking
- Generous south-facing rear garden

Tenure: Freehold EPC Rating: E  
Council Tax Band: B

offers in excess of

# £215,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/WSB127612](https://www.williambrown.co.uk/Property/WSB127612)



Property Ref:  
WSB127612 - 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.

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 Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Proceed to the third set of traffic lights and turn left into Norwich Road. Continue along and turn right into Ramnoth Road. Turn left into Money Bank and follow the road along. Turn right into Orchard Drive where the property will be found on your right hand side.



william h brown



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