



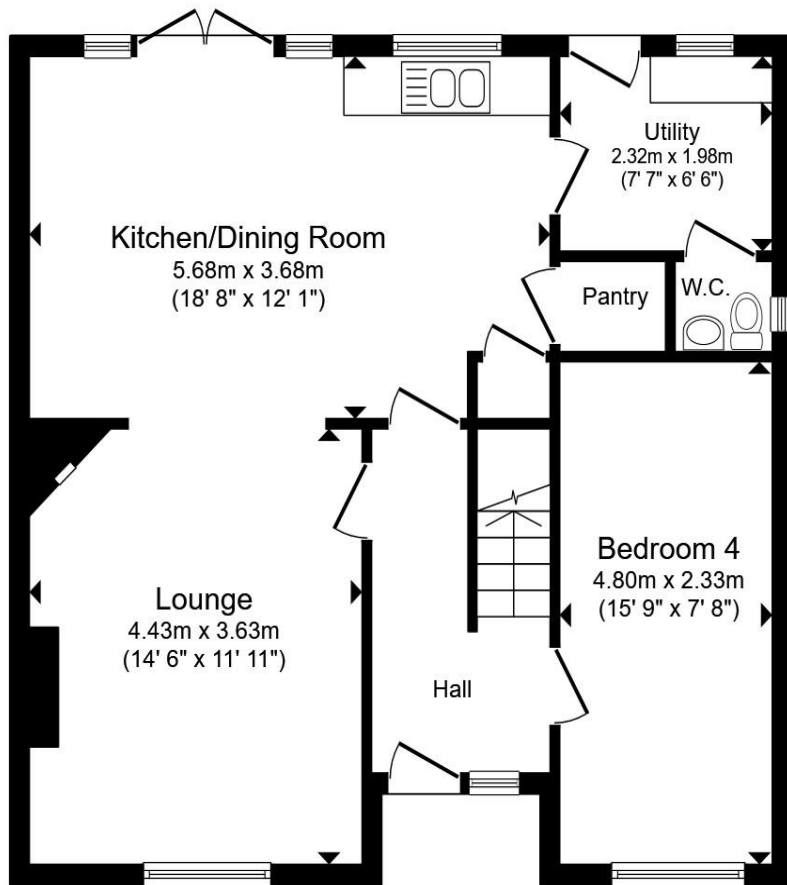
Mansell Road, Wisbech PE13 2SP

Welcome to

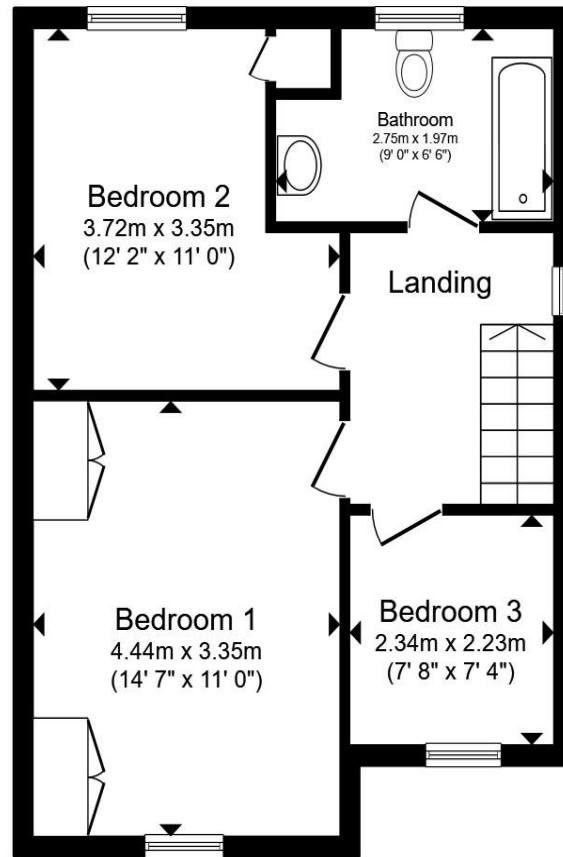
Mansell Road, Wisbech

Situated within a cul de sac location, this established detached house offers well-balanced family accommodation together with modern updates, making it an excellent choice for buyers seeking space and practicality. The property provides four bedrooms (one of which is on the ground floor) and a thoughtfully arranged ground floor layout, centred around a refitted 18' kitchen/dining room - an ideal space for both everyday living and entertaining. A useful utility room and the ever-popular downstairs cloakroom add further convenience for modern family life. Additional improvements include a refitted bathroom, while PVCu double glazing and gas radiator central heating (the vendor advises that a new boiler was installed in 2025) ensure comfort and efficiency throughout the seasons. Externally, the home benefits from driveway parking, and the cul de sac setting helps create a quieter residential environment well suited to families and those seeking a tucked-away position. A spacious and well-presented detached home offering flexible living in a desirable residential location, with the additional benefit of NO ONWARD CHAIN.





Ground Floor



First Floor

Total floor area 108.9 m² (1,172 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

Kitchen/Dining Room

Utility Room

Downstairs Cloakroom

Ground Floor Bedroom

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Agents Note:

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Employee of the Connells Group of companies.

Welcome to

Mansell Road, Wisbech

- Established detached house
- Four bedrooms (one on the ground floor)
- Refitted kitchen/dining room and bathroom
- Utility and cloakroom
- Cul de sac location
- No onward chain!

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

£285,000



Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Proceed to the sixth set of traffic lights and turn left into Ramnoth Road. Follow the road along and turn right into Mansell Road. Continue along where the property can be found on your left hand side.

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128181



Property Ref:
WSB128181 - 0005

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.



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