



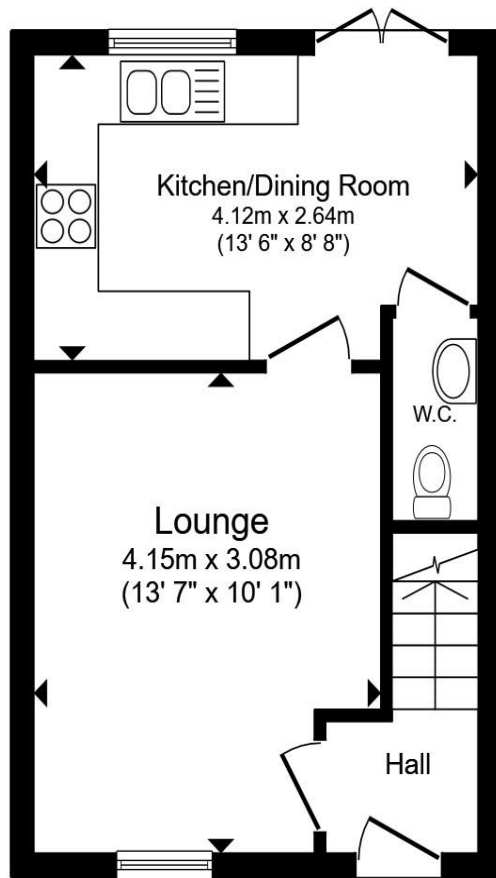
Osborne Road, Wisbech, PE13 3JP

Welcome to

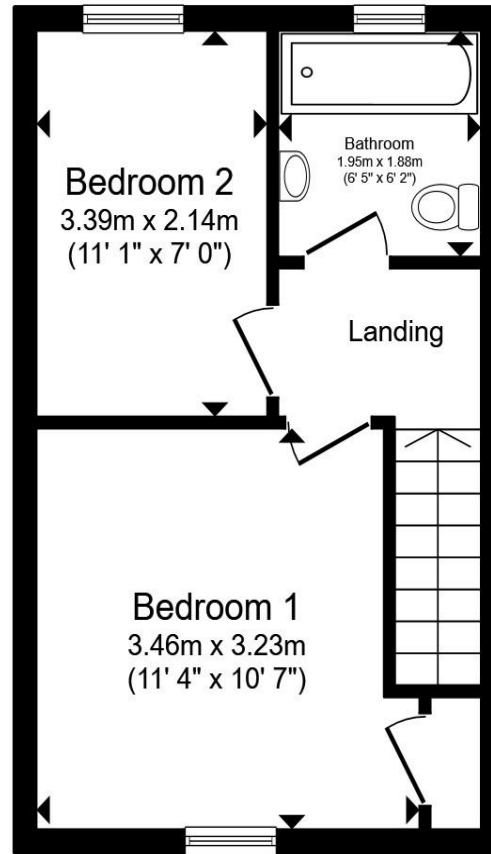
Osborne Road, Wisbech

Situated within a non-estate location, this modern end terraced house offers well-balanced accommodation, off-road parking and a sunny west-facing rear garden, all available with no onward chain. The ground floor features a 13' kitchen/dining room, providing ample space for everyday dining and entertaining, along with a downstairs cloakroom for added convenience. Upstairs, the property offers two double bedrooms, making it ideal for a range of buyers including first-time purchasers, downsizers or investors. Externally, the west-facing rear garden enjoys excellent levels of afternoon and evening sunlight, while off-road parking and an additional allocated parking space located at the rear adds further practicality. The end-terraced position also provides a greater sense of space and privacy compared to a mid-terrace. Offered with no onward chain, this is a well-located modern home combining convenience, outdoor space and easy onward progression.





Ground Floor



First Floor

Entrance Hall

Lounge

Kitchen/Dining Room

Downstairs Cloakroom

First Floor Landing

Bedroom One

Bedroom Two

Bathroom

Agents Note:

Please note there is a management charge of £130 per year for communal areas on Timberyard Gardens development.

Total floor area 56.8 m² (611 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



Welcome to

Osborne Road, Wisbech

- Modern end terraced house
- Two double bedrooms
- Downstairs cloakroom
- West-facing rear garden
- No onward chain

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

£145,000



view this property online williamhbrown.co.uk/Property/WSB128079



Property Ref:
WSB128079 - 0006

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 Lynn Road signposted Walsoken & Port Area. Proceed out of town and continue along. At the third set of traffic lights turn left into Mount Pleasant Road. Continue along for approximately half a mile and turn right into Osborne Road where the property is on the left hand side.



Please note the marker reflects the postcode not the actual property



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