



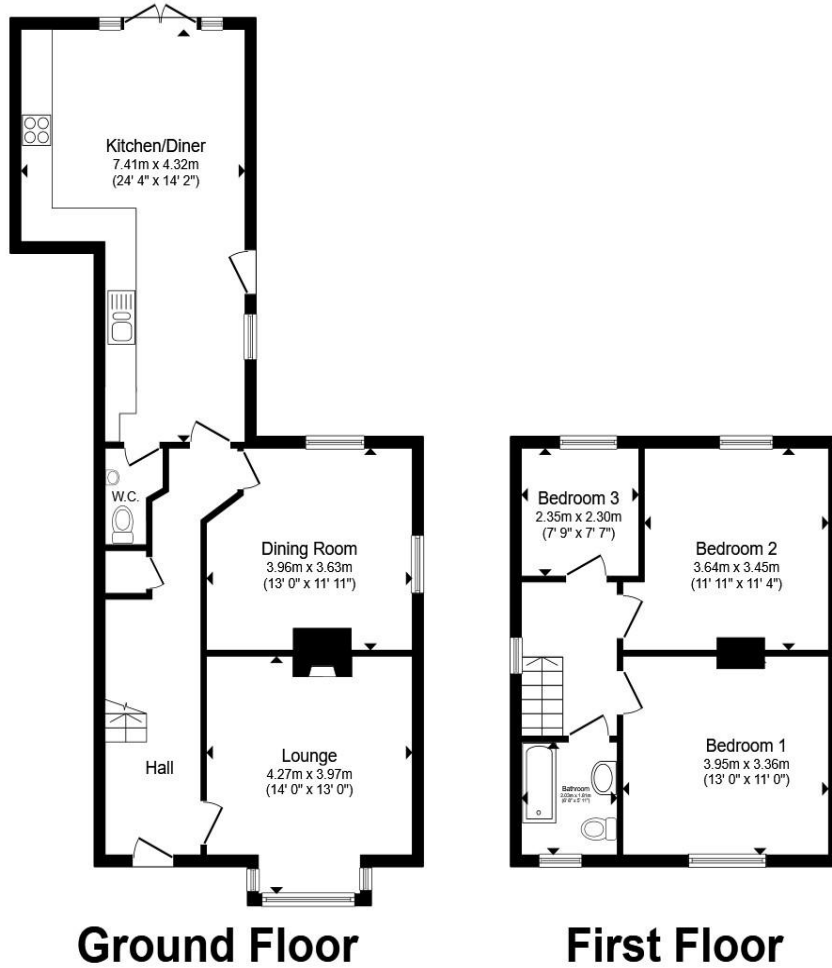
**Ramnoth Road, Wisbech, PE13 2JA**

## Welcome to

### Ramnoth Road, Wisbech

Situated on Ramnoth Road, Wisbech, this refurbished three bedroom detached home offers generous and flexible living space, making it an ideal choice for families looking for room to grow and adapt over time. The ground floor accommodation begins with a welcoming entrance hall featuring under-stairs storage. There is a comfortable lounge to the front of the property, alongside a separate dining room, providing excellent flexibility for family living, entertaining or home working. The real heart of the home is the open-plan kitchen/diner/family room, arranged in two distinct areas, creating a sociable and practical space for everyday life. A ground floor cloakroom completes the downstairs layout. Upstairs, the property offers three well-proportioned bedrooms, including two generous doubles, along with a family bathroom fitted with a bath and shower over. Externally, the property benefits from a driveway providing off-road parking for multiple vehicles, ideal for family gatherings or visitors. The rear garden is enclosed and offers a blank canvas, with a patio area leading down to a lawn - perfect for children to play or for future landscaping.





- Entrance Hallway**
- Lounge**
- Dining Room**
- Kitchen**
- Downstairs Wc**
- First Floor Landing**
- Bedroom One**
- Bedroom Two**
- Bedroom Three**
- Bathroom**

Total floor area 114.3 m<sup>2</sup> (1,230 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

### Ramnoth Road, Wisbech

- Detached 3 bedroom house
- Kitchen/Diner/Family room
- Multiple reception rooms
- Ground Floor Cloakroom
- Driveway for Multiple Vehicles
- Great family home
- Close to local schools

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

# £230,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB128177](http://williamhbrown.co.uk/Property/WSB128177)



Property Ref:  
WSB128177 - 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.



william h brown



**01945 464451**



[Wisbech@williamhbrown.co.uk](mailto:Wisbech@williamhbrown.co.uk)



20 High Street, WISBECH, Cambridgeshire,  
PE13 1DE



[williamhbrown.co.uk](http://williamhbrown.co.uk)