

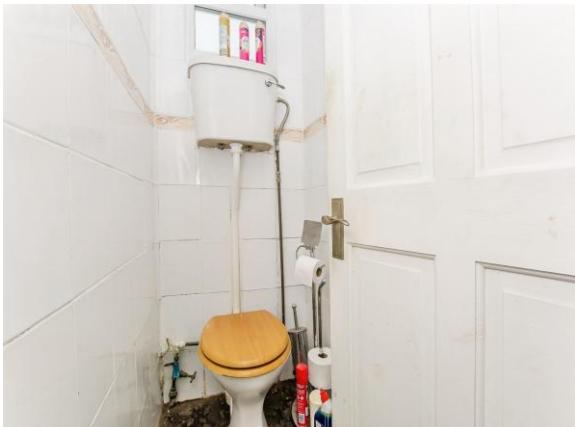


**Burcroft Road, Wisbech, PE13 1PW**

## Welcome to

### Burcroft Road, Wisbech

Situated within easy walking distance of local amenities, this established three-bedroom semi-detached house on Burcroft Road offers generous living space, a wonderful garden, and exciting potential for updating. Inside, the home features two well-proportioned reception rooms, providing flexibility for both family living and entertaining. A practical utility room complements the kitchen, while PVCu double glazing and gas radiator central heating bring modern convenience. Upstairs, the three bedrooms are served by a family bathroom, with scope for buyers to update and create a home tailored to their own style. One of the standout features is the generous west-facing rear garden, bathed in afternoon and evening sun-ideal for relaxation, play, or outdoor dining. The plot size ensures plenty of space to extend or landscape further (subject to planning). With its blend of space, location, and potential, this home presents a fantastic opportunity for families, first-time buyers, or investors seeking a well-located property with room to grow.





**Ground Floor**



**First Floor**

## **Entrance Hall**

### **Lounge**

9' 11" excluding bay x 10' 9" maximum ( 3.02m excluding bay x 3.28m maximum )

### **Dining Room**

12' 4" x 11' 4" maximum ( 3.76m x 3.45m maximum )

### **Kitchen**

10' 10" minimum x 6' 11" ( 3.30m minimum x 2.11m )

### **Utility Room**

6' 10" maximum x 6' 11" ( 2.08m maximum x 2.11m )

### **First Floor Landing**

### **Bedroom One**

9' 10" x 14' 5" maximum ( 3.00m x 4.39m maximum )

### **Bedroom Two**

12' 5" x 8' 8" maximum ( 3.78m x 2.64m maximum )

### **Bedroom Three**

6' 10" plus door recess x 8' 8" ( 2.08m plus door recess x 2.64m )

### **Bathroom**

4' 6" x 5' 7" maximum ( 1.37m x 1.70m maximum )

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.focalagent.com](http://www.focalagent.com)

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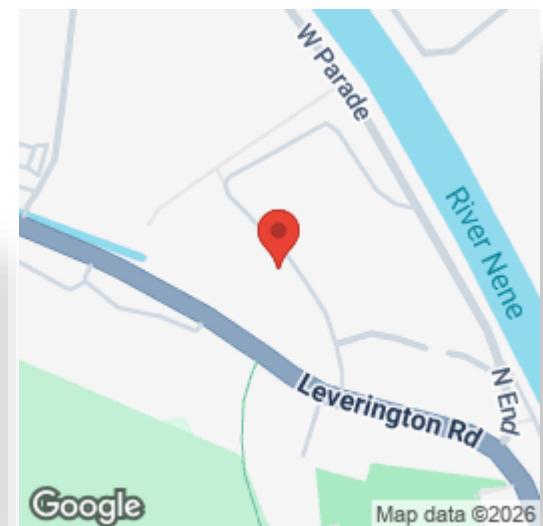
### Burcroft Road, Wisbech

- Established semi-detached house
- Three bedrooms
- Two reception rooms
- Some updating required
- Close to amenities

Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £145,000



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Property Ref:  
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