



Norwich Road, Wisbech PE13 3TA

Welcome to

Norwich Road, Wisbech

This spacious property offers three well-proportioned double bedrooms, including a principal guest bedroom with en suite, alongside a modern family bathroom. The ground floor features an impressive dual-aspect lounge with wood burner and French doors opening onto the garden, flowing seamlessly into a separate dining area, creating an excellent space for family living and entertaining. The fitted kitchen/breakfast room benefits from a walk-in pantry and provides access to a courtyard garden, while a convenient ground floor cloakroom completes the accommodation. Externally, the property enjoys a mature and private rear garden with a wide variety of established plants, shrubs and trees. A substantial tandem double garage, brick-built outbuildings including a scullery/utility room, and a large timber garden room/hobby room with power offer excellent versatility for storage, workshops or home working. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



FLOOR PLAN COMING SOON!!

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

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Norwich Road, Wisbech

- ****Guide Price £300,000 - £325,000****
- DETACHED FAMILY HOME
- DRIVEWAY
- GARAGE
- LARGE PRIVATE REAR GARDEN

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

guide price

£300,000



view this property online williamhbrown.co.uk/Property/WSB129135



Property Ref:
WSB129135 - 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.



Please note the marker reflects the
postcode not the actual property



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