



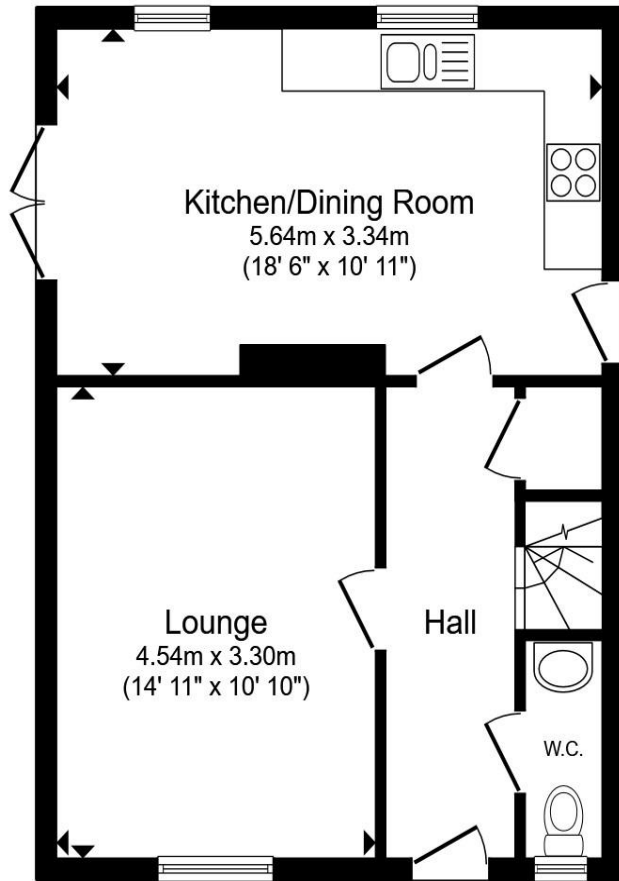
Queens Road, Wisbech PE13 2PE

Welcome to

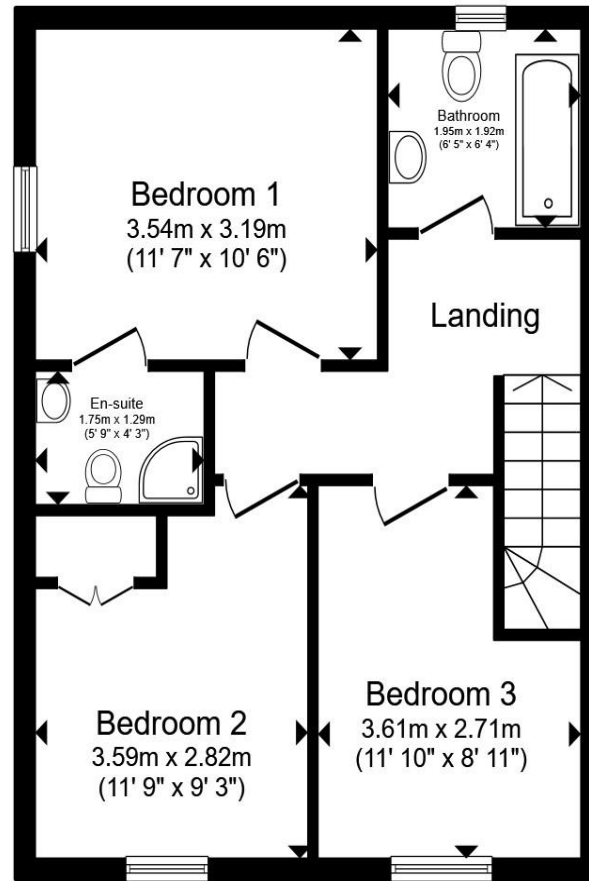
Queens Road, Wisbech

Situated within a private cul de sac just a few minutes' walk from the town centre, this modern detached house offers well-planned accommodation ideal for families and professional buyers alike. The property is offered with the added advantage of no onward chain. The home provides three bedrooms, with the principal bedroom benefiting from an en-suite shower room. The remaining bedrooms are served by the main family bathroom. A particular feature is the impressive 18' fully integrated kitchen/dining room, designed as a sociable and practical space for everyday living and entertaining, complete with built-in appliances. In addition, there is a comfortable separate living area and a downstairs cloakroom, enhancing the functionality of the ground floor layout. Externally, the property benefits from off-road parking and occupies a tucked-away position within the cul de sac. Combining modern convenience, a central yet quiet setting and a chain-free purchase, this is an excellent opportunity to secure a well-located detached home.





Ground Floor



First Floor

- Entrance Hall**
- Downstairs Cloakroom**
- Lounge**
- Kitchen/Dining Room**
- First Floor Landing**
- Master Bedroom**
- En-Suite**
- Bedroom Two**
- Bedroom Three**
- Family Bathroom**

Agents Notes:

'There is a easement on the title, please enquire with the branch'. - Shared Drive.

Total floor area 90.0 m² (969 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

Queens Road, Wisbech

- Modern detached house
- Three bedrooms with en-suite to master
- 18' fully integrated kitchen/dining room
- Cul de sac location, close to town centre
- No onward chain

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

£250,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128461



Property Ref:
WSB128461 - 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.

Directions to this property:

From the Wisbech Freedom Bridge roundabout, take the former A47, Nene Quay, signposted Peterborough to the first set of traffic lights and continue straight on. Take the first turning left into Somers Road and follow the round the bend onto Queens Road where the cul de sac is the first turning on your left hand side, after the car park entrance.



william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk