



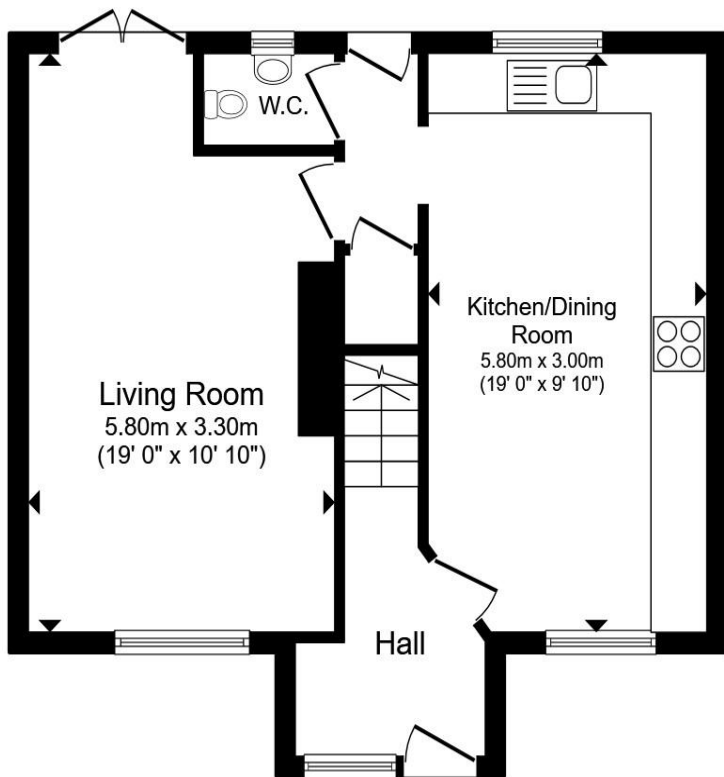
Sherwood Avenue, WISBECH, PE13 3HG

Welcome to

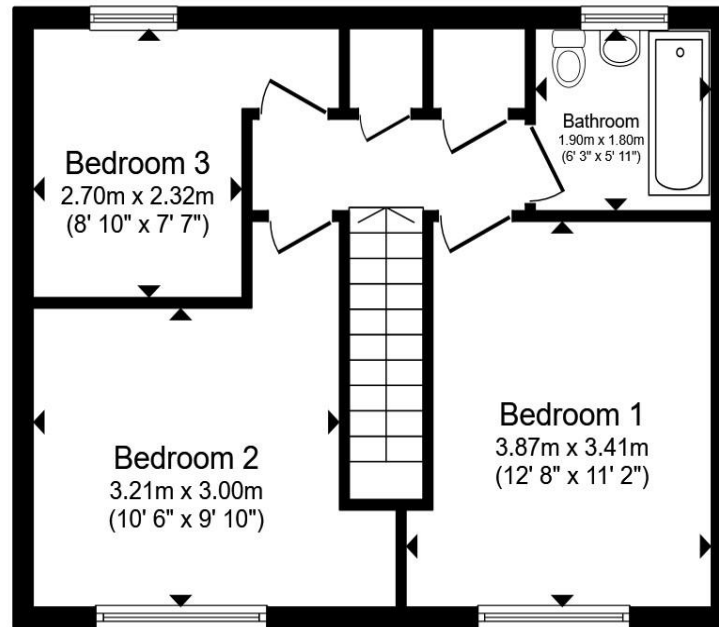
Sherwood Avenue, WISBECH

Occupying a generous corner plot, this established end terraced house offers spacious accommodation, excellent outdoor space and extensive parking, making it an ideal home for families or buyers seeking flexibility both inside and out. The property provides three well-proportioned double bedrooms, alongside an impressive 18' refitted kitchen/dining room which forms the heart of the home and is well suited to everyday living and entertaining. A downstairs WC adds to the practicality of the layout, while PVCu double glazing and gas radiator central heating ensure comfort throughout the year. Externally, the corner plot delivers a particularly attractive outside space, featuring a rear resin patio and side lawned garden, offering a blend of low-maintenance seating and usable green space. Further benefits include a single garage and multi-vehicle off-road parking, a valuable combination rarely found with properties of this type. A well-balanced home offering generous space, a strong layout and excellent external features.





Ground Floor



First Floor

- Entrance Hall**
- Kitchen/Dining Room**
- Rear Hallway**
- Downstairs Wc**
- Rear Porch**
- Lounge**
- First Floor Landing**
- Bedroom One**
- Bedroom Two**
- Bedroom Three**
- Bathroom**
- Garage**

Total floor area 87.2 m² (939 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

Sherwood Avenue, WISBECH

- Established end terraced house
- Three double bedrooms
- 18' refitted kitchen/dining room
- Single garage and off-road parking
- Corner plot

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

£195,000



Directions to this property:

From Wisbech Freedom Bridge roundabout, take the Lynn Road signposted Walsoken & Port Area. Proceed out of town and at the second set of traffic lights continue straight on. Turn left into Tinkers Drove and proceed to the bottom. Turn right into Ollard Avenue and then left into Sherwood Avenue where the property will be found on your right hand side.



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/WSB128047



Property Ref:
WSB128047 - 0004

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.

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