





Sefton Avenue, Wisbech PE13 3QN

william h brown

Welcome to

Sefton Avenue, Wisbech

A fantastic opportunity to own this spacious and versatile 3-bedroom semi-detached house located on the popular Sefton Avenue in Wisbech. This well-presented family home offers much more than meets the eye with additional space and features throughout. On the ground floor, you're welcomed by a hallway leading to a downstairs cloakroom, a spacious kitchen/diner ideal for family meals and entertaining, and a cosy lounge complete with a feature log burner, creating a warm and inviting atmosphere. The first floor comprises three good-sized bedrooms and a modern family bathroom, perfect for growing families or those needing home office space. Outside, the property benefits from off-road parking for two cars to the front. The rear garden is a great size and includes a shed for storage and a unique smoke room-ideal for outdoor entertaining or BBQ enthusiasts. This home offers flexible living is ideally located close to schools, shops and local amenities. 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.















Cloakroom

Kitchen/Diner
19' x 9' 4" (5.79m x 2.84m)

Lounge
12' 6" x 12' 7" (3.81m x 3.84m)

Conservatory
7' 8" x 9' (2.34m x 2.74m)

Bedroom 1
9' 4" x 12' 9" (2.84m x 3.89m)

Bedroom 2
9' 9" x 9' 8" (2.97m x 2.95m)

Bedroom 3
7' 9" x 8' 8" (2.36m x 2.64m)

Family Bathroom

Loft Room

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

Welcome to

Sefton Avenue, Wisbech

- 3 bedroom semi detached house
- Good sized rear garden
- spacious kitchen/diner
- off road parking for 2 cars
- modern bathroom & wc

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

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the B198 Lynn Road signposted Walsoken & Port Area. Proceed out of town and at the mini roundabout turn right into Lerowe Road. Continue along and turn right into Sefton Avenue

£220,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127472

The Property Ombudsman

Property Ref:
WSB127472 - 0013

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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