



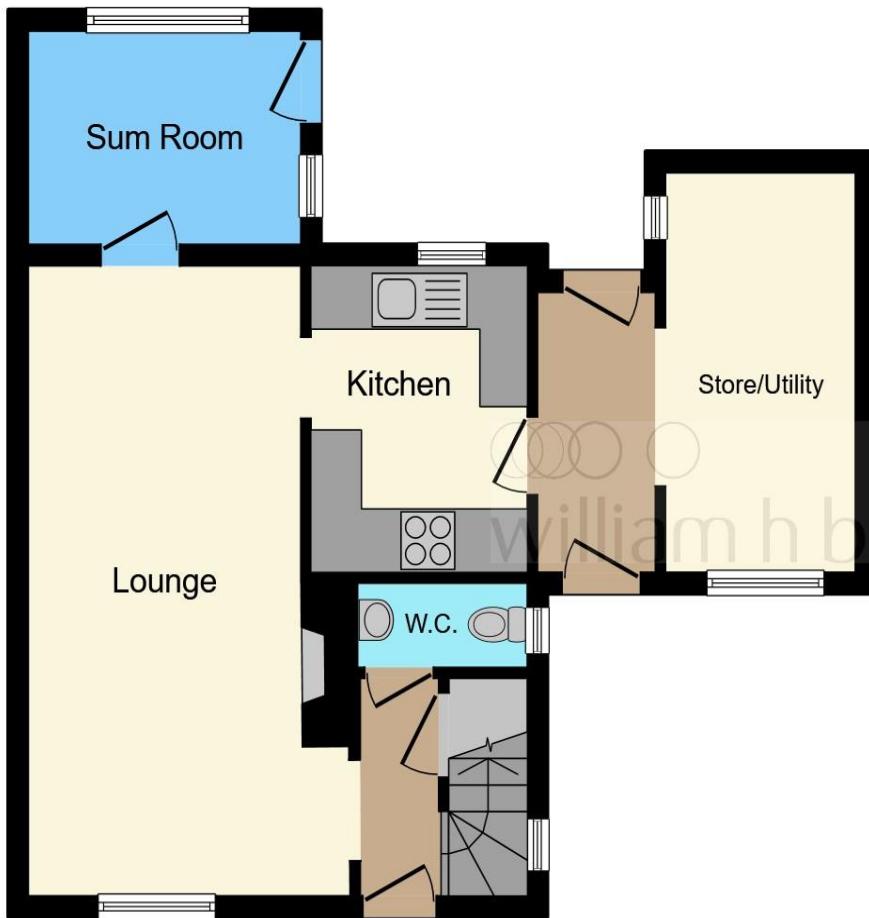
**St. Michaels Avenue, Wisbech, PE13 3NW**

## Welcome to

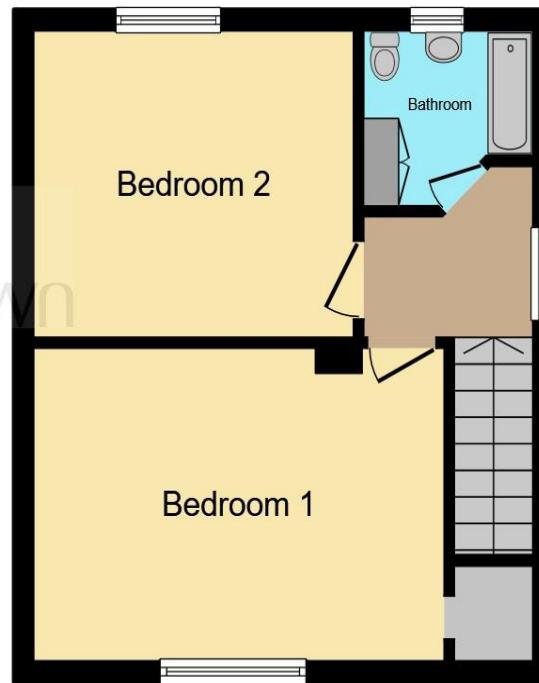
# St. Michaels Avenue, Wisbech

Situated on St Michael's Avenue in Wisbech, this 2-bedroom end-of-terrace home offers fantastic potential for buyers looking to modernise and make it their own. With a deceptively spacious layout, off-road parking for several vehicles, and a generous garden, it's an ideal opportunity for first-time buyers, investors, or anyone seeking a project with promise. Inside, the property welcomes you with a hallway and understairs storage, leading into the cosy lounge with gas fireplace and access to the sunroom, creating a light-filled space that opens directly to the rear garden. The kitchen is accessed via an open archway and features base units with scope for modernisation, plus a door leading into the side lobby. Property also benefits from a downstairs WC. The side lobby offers direct access to both the front and rear of the property and leads into the utility area, which provides plumbing for a washing machine and space for a fridge freezer-a practical addition for daily living. Upstairs, the first-floor landing provides access to the loft, along with two bedrooms, including a main bedroom with a built-in storage cupboard. The bathroom includes a WC, hand basin, and bath. Externally, the property features a front garden with off-road parking for several vehicles, and a rear garden with plenty of space for landscaping or outdoor entertaining.





**Ground Floor**



**First Floor**

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)

**Lounge**

19' 7" approx x 11' max ( 5.97m approx x 3.35m max )

**Kitchen**

9' 6" x 7' 6" ( 2.90m x 2.29m )

**Utility Area**

12' 4" approx x 6' 7" approx ( 3.76m approx x 2.01m approx )

**Downstairs W.C.**

**Bedroom 1**

14' 6" approx x 9' approx ( 4.42m approx x 2.74m approx )

**Bedroom 2**

10' 8" x 10' 3" ( 3.25m x 3.12m )

**Bathroom**

## Welcome to

### St. Michaels Avenue, Wisbech

- 2-bedroom end-of-terrace home
- Ideal investment
- Lounge, kitchen & separate utility area
- Scope to modernise throughout
- Private front driveway for off-road parking
- Put your own stamp on the property
- Close to Wisbech town centre & local amenities

Tenure: Freehold EPC Rating: E

Council Tax Band: A

# £120,000



**view this property online** [williamhbrown.co.uk/Property/WSB121364](http://williamhbrown.co.uk/Property/WSB121364)

#### Directions to this property:

From Wisbech Freedom Bridge roundabout take the Lynn Road signposted Walsoken and proceed to the second set of traffic lights. Continue straight on and turn left into Tinkers Drove. Proceed to the bottom, turn left into St Michaels Avenue and continue along where the property will be found on your right hand side.



Please note the marker reflects the postcode not the actual property



Property Ref:  
WSB121364 - 0008

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



**01945 464451**



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,  
PE13 1DE



**williamhbrown.co.uk**