



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

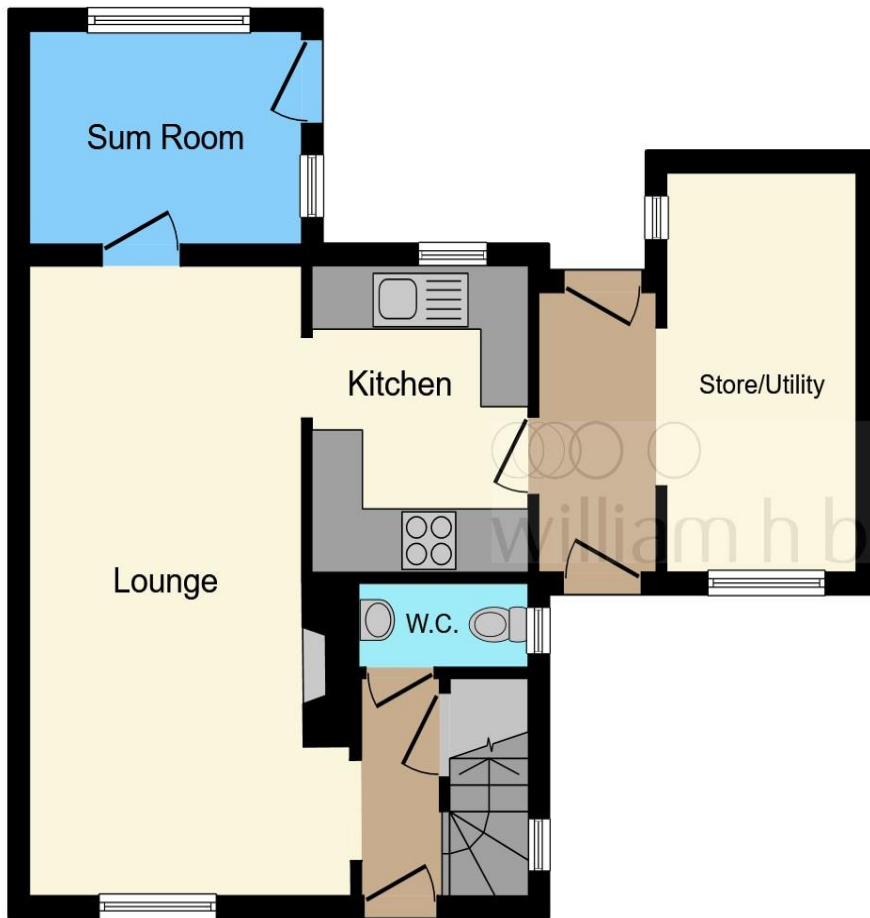


**Welcome to**

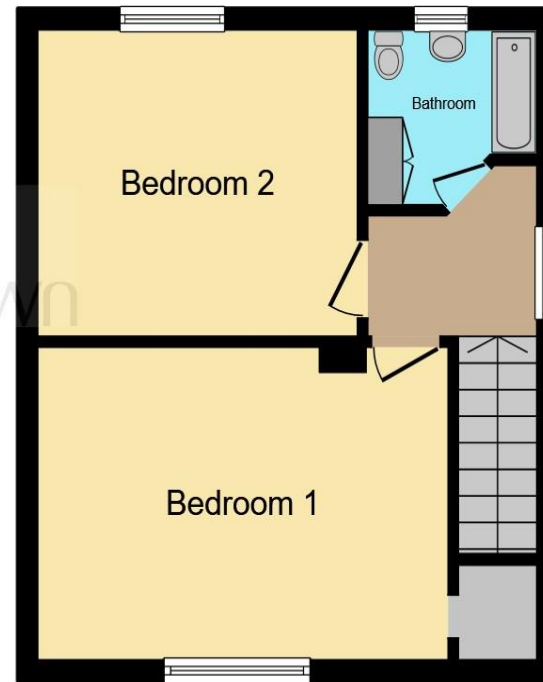
## **St. Michaels Avenue, Wisbech**

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**

**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**

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)

## 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



Please note the marker reflects the postcode not the actual property

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



Property Ref:  
WSB121364 - 0008

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