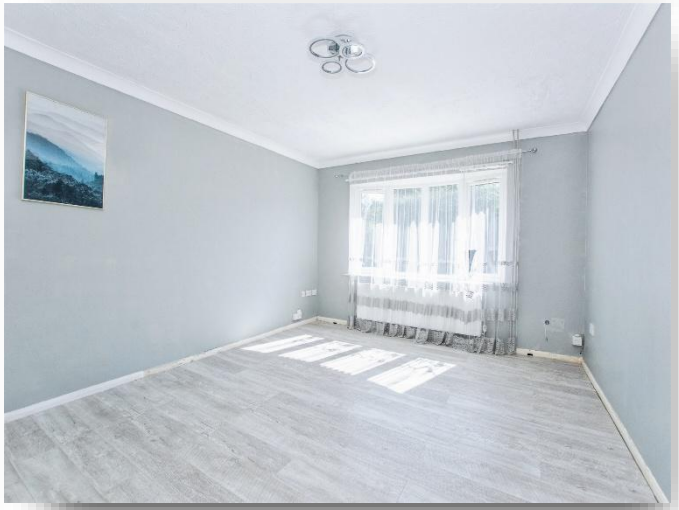






Victory Road, Wisbech PE13 2PU

william h brown

Welcome to

Victory Road, Wisbech

Occupying a quiet cul de sac location close to the town centre, this modern detached bungalow offers spacious single-level living with excellent potential for improvement. Available with the added benefit of no onward chain, the property is ideal for buyers looking to modernise and personalise a home to their own taste. The bungalow offers three double bedrooms, providing generous accommodation for families, downsizers or those requiring additional guest or hobby space. The comfortable living accommodation is further enhanced by a conservatory, offering an additional reception area with views over the garden and an ideal place to relax throughout the year. While the property is in need of modernisation, it presents an exciting opportunity to create a superb home in a highly desirable location. Externally, the property benefits from off-road parking leading to a single garage, providing ample space for vehicles and storage. Its convenient position offers easy access to the town centre and a range of local amenities. With its generous accommodation, sought-after setting and scope for enhancement, this bungalow represents an excellent opportunity for a wide range of buyers. 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.



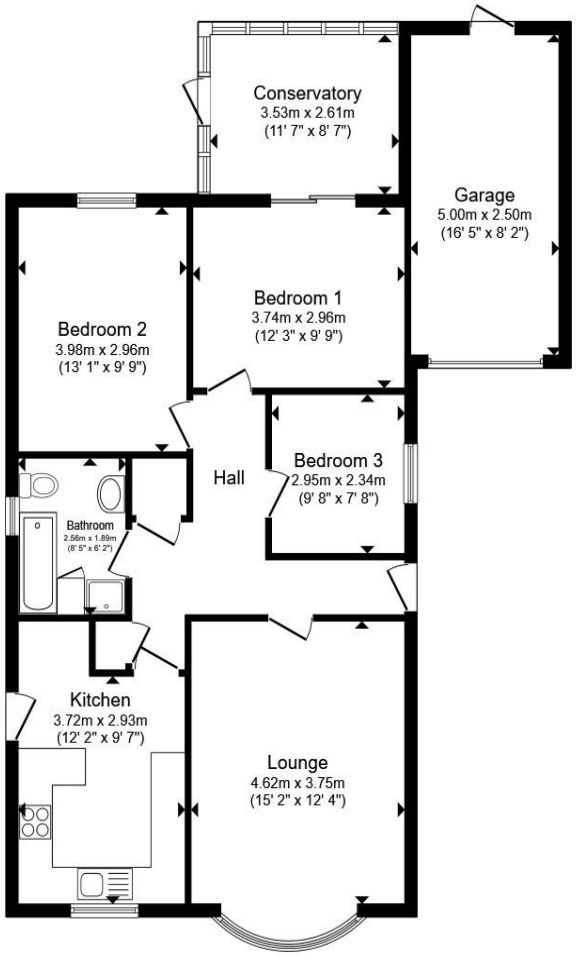












Entrance Hall

Lounge

Kitchen

Bedroom One

Bedroom Two

Conservatory

Bedroom Three

Bathroom

Garage

Total floor area 102.0 m² (1,098 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

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Welcome to

Victory Road, Wisbech

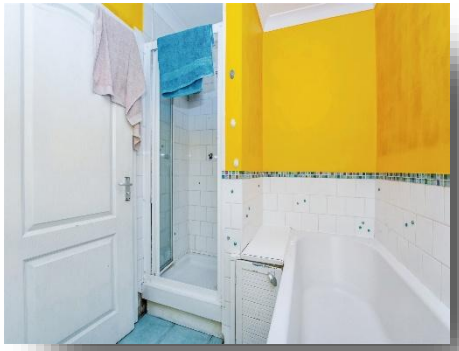
- Modern detached bungalow
- Three bedrooms
- Conservatory
- Quiet cul de sac location
- No onward chain

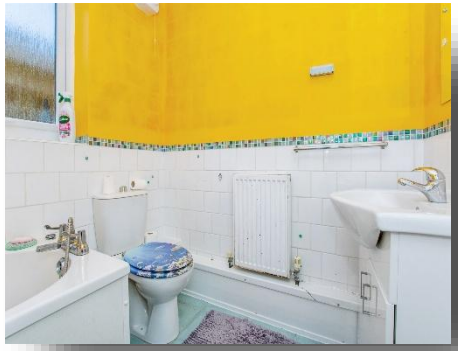
Tenure: Freehold EPC Rating: C
Council Tax Band: C

Directions to this property:

From the Wisbech Freedom Bridge roundabout, take the former A47 signposted Peterborough and at the traffic lights continue straight on. Turn left into Somers Road and at the junction turn right into Queens Road. Proceed along and take the second right into Station Drive. Continue along and take the third right hand turning into Victory Road and bear round to the left where the property is on the right hand side.

£225,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128921

The Property Ombudsman

Property Ref:
WSB128921 - 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

01945 464451

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.