



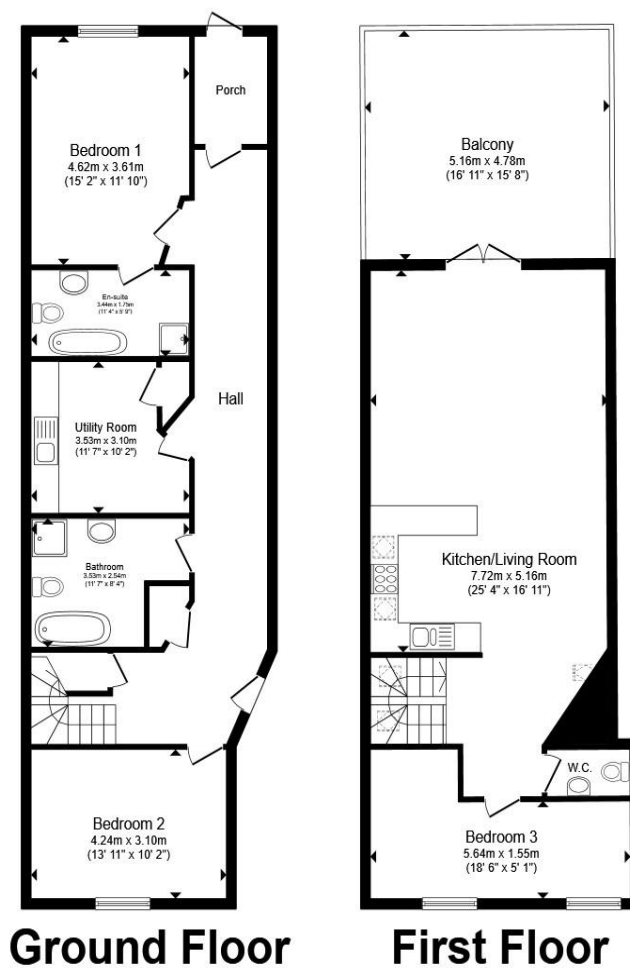
**Victoria Road, Wisbech, PE13 2QL**

**Welcome to**

## **Victoria Road, Wisbech**

A truly striking Grade II Listed converted former chapel, blending character, volume and contemporary styling, all within easy reach of the town centre. This unique home offers three bedrooms, including a superb principal bedroom with en-suite facilities. The real centrepiece of the property is the breathtaking 32' double-height kitchen/living area, an impressive open-plan space enhanced by tall ceilings and a log burner, creating a dramatic yet welcoming environment ideal for both everyday living and entertaining. The kitchen area is thoughtfully arranged to complement the scale of the room, while a useful utility room and separate cloakroom add practicality. Externally, the property enjoys both a roof terrace and a garden area, providing valuable outdoor space rarely found with homes of this style. There is also the benefit of off-road parking. Offering architectural charm, generous proportions and a highly convenient location, this exceptional chapel conversion presents a rare opportunity to acquire a distinctive period home with modern comforts. 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.





**Communal Entrance Lobby**

**Entrance Hall**

**Bedroom One**

**En-Suite**

**Bedroom Two**

**Family Bathroom**

**Utility Room**

**Rear Porch**

**First Floor Landing**

**Cloakroom**

**Bedroom Three**

**Kitchen/Living Area**

**Roof Terrace**

Total floor area 152.6 m<sup>2</sup> (1,642 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](http://www.propertybox.io)

## Welcome to

### Victoria Road, Wisbech

- Grade II Listed converted former chapel
- Three bedrooms with en-suite to master
- Stunning double height 32' kitchen/living area
- Decked roof terrace
- Off-road parking

Tenure: Freehold EPC Rating: E  
Council Tax Band: D

## £205,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB128224](http://williamhbrown.co.uk/Property/WSB128224)



Property Ref:  
WSB128224 - 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.

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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