



**Albany Road, Wisbech PE13 3AY**

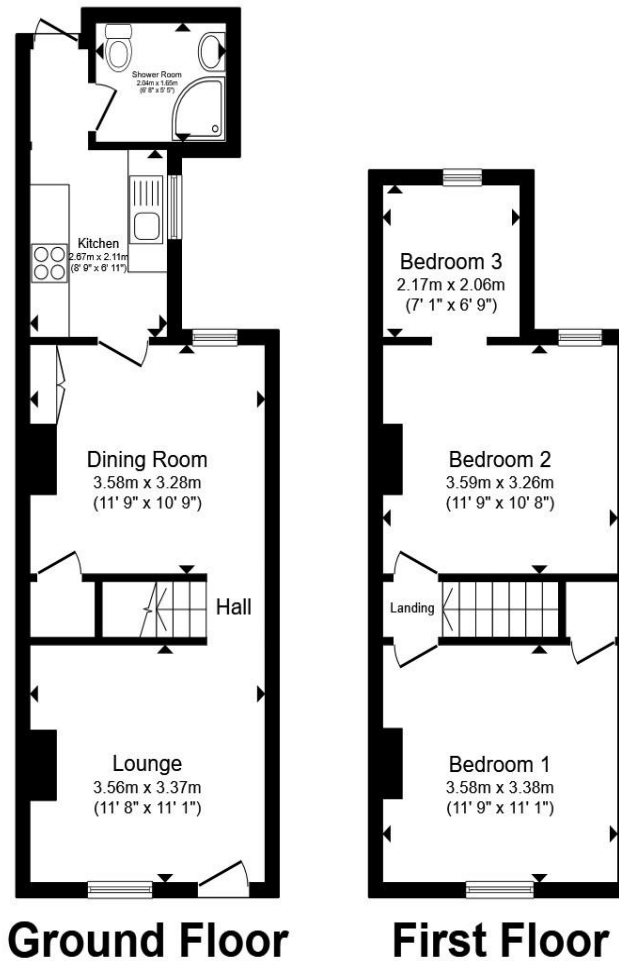
## ***Welcome to***

### **Albany Road, Wisbech**

Conveniently located less than a mile from the town centre, this established mid terraced house offers flexible and well-presented accommodation, ideal for first-time buyers, investors or those seeking a property close to local amenities. The home provides two/three bedrooms, allowing versatility to suit a range of needs, alongside two reception rooms that create adaptable living and dining spaces. A refitted kitchen and refitted ground floor shower room enhance the practicality of the layout, while PVCu double glazing and gas radiator central heating ensure year-round comfort. The property combines traditional proportions with modern improvements and is offered to the market with the added benefit of no onward chain, allowing for a straightforward purchase process. Situated within easy reach of shops, services and transport links, this is a well-balanced home offering both convenience and flexibility.







- Lounge**
- Dining Room**
- Kitchen**
- Rear Hallway**
- Ground Floor Shower Room**
- First Floor Landing**
- Bedroom One**
- Bedroom Two**
- Bedroom Three**

Total floor area 70.4 m<sup>2</sup> (757 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 Albany Road, Wisbech

- Established mid terraced house
- Two/three bedrooms
- Two reception rooms
- Refitted kitchen and shower room
- No onward chain

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

# £135,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB128244](http://williamhbrown.co.uk/Property/WSB128244)



Property Ref:  
WSB128244 - 0002

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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