



Park Avenue, WISBECH PE13 3AQ

Welcome to

Park Avenue, WISBECH

Dating back to the late 1800s, this elegant bay-fronted detached home on Park Avenue, Wisbech offers the perfect marriage of period charm and modern living. Sympathetically and professionally updated throughout, the property retains its original features while providing flexible accommodation across four floors. Overlooking the historic Wisbech Park, this home is filled with character details including sash windows, pristine wooden floorboards, original fireplaces, a handcrafted red Italian marble fireplace in the sitting room, and an original ceiling rose. The cellar extends the versatility of the home with multiple storage rooms, workshops, laundry space, a wine cellar and a former coal cellar with power-creating potential for conversion, even into an annexe (subject to planning). The rear garden offers a peaceful retreat with lawn, mature trees and shrubs, while a driveway and garage provide practical off-road parking. Lies within conservation area





Basement



Ground Floor



First Floor



Second Floor



Lobby

Entrance Hall

Wc

Dining Room

17' 1" max x 15' max (5.21m max x 4.57m max)

Lounge

14' 8" max x 17' 9" max (4.47m max x 5.41m max)

Kitchen

13' 9" max x 13' 7" (4.19m max x 4.14m)

Utility Room

6' 5" x 16' 9" (1.96m x 5.11m)

Orangerie

Veranda

First Floor Landing

Bedroom 1

14' 10" x 17' 10" plus bay (4.52m x 5.44m plus bay)

Ensuite

Bedroom 2

17' 1" max x 14' 9" max (5.21m max x 4.50m max)

Bedroom 3

13' 10" x 13' 10" (4.22m x 4.22m)

Bedroom 4

12' 11" max x 9' 2" max (3.94m max x 2.79m max)

Bathroom

Bedroom 2 Ensuite

Shower Room

Second Floor

Bedroom 5

14' 2" x 13' 1" max (4.32m x 3.99m max)

Outside

Garage

Basement

Workshop 1

14' 8" x 19' 9" (4.47m x 6.02m)

Workshop 2

14' 10" x 10' (4.52m x 3.05m)

Laundry Room

14' 8" x 11' 10" (4.47m x 3.61m)

Store Room

5' 6" x 5' 10" (1.68m x 1.78m)

Small Laundry Room

5' 6" x 5' 10" (1.68m x 1.78m)

Boiler Room

8' 9" x 5' 10" (2.67m x 1.78m)

Old Wc Room

Wine Cellar

Coal Room

Agents Note:

We are aware that there is a Tree Protection Order in place. Please contact the branch for more details.
'The property lies within a conservation area'

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

Welcome to

Park Avenue, WISBECH

- Detached Victorian home dating back to the late 1800s
- Four floors of versatile accommodation.
- Five bedrooms, three bathrooms plus ensuite facilities.
- Stunning original features: floorboards, fireplaces, sash windows, ceiling rose.
- Cellar with multiple rooms - workshops, storage, wine cellar, potential annexe.
- Large rear garden
- Overlooks Wisbech Park, short walk to town.
- No onward chain - ready to move straight into.

Tenure: Freehold EPC Rating: D

Council Tax Band: F

£600,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127731



Property Ref:
WSB127731 - 0005

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