



**Kirkgate Street, WISBECH, PE13 3QR**



## Welcome to

### Kirkgate Street, WISBECH

Set on a generous plot in Walsoken, on the outskirts of Wisbech, this well-proportioned three-bedroom detached bungalow offers versatile living space, a large garage, and ample off-road parking. Inside, the property features a welcoming entrance hall, a bright lounge, a separate dining room, and a conservatory overlooking the garden. The kitchen is well-sized and practical, while the accommodation is completed by three bedrooms, including a master bedroom with en suite shower room, plus a modern family bathroom. Externally, the home is fully enclosed and enjoys a mix of patio and lawned garden with raised vegetable beds, offering an excellent outdoor lifestyle. A gravel driveway provides plenty of parking, complemented by a superb 20ft garage with electric rolling door, perfect for storage, vehicles, or workshop use. Conveniently located close to local amenities yet within easy reach of Wisbech town centre, this bungalow presents a wonderful opportunity for those seeking space, comfort, and practicality.





### Lounge

11' 8" min x 10' 3" min ( 3.56m min x 3.12m min )

### Dining Room

11' 8" x 12' 2" ( 3.56m x 3.71m )

### Kitchen

13' 9" x 8' 9" ( 4.19m x 2.67m )

### Conservatory

10' 7" max x 8' 5" max ( 3.23m max x 2.57m max )

### Bedroom 1

9' 1" x 15' 10" min ( 2.77m x 4.83m min )

### Bedroom 2

11' 7" min x 10' 6" min ( 3.53m min x 3.20m min )

### Bedroom 3

8' 2" x 8' 8" ( 2.49m x 2.64m )

### Family Bathroom

### Master Ensuite

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

### Kirkgate Street, WISBECH

- Detached 3-bedroom bungalow
- Master bedroom with en suite
- Generous enclosed plot with patio, lawn, and vegetable beds
- Large garage with electric rolling door
- Gravel driveway with ample off-road parking

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over

# £255,000

### Directions to this property:

From Wisbech Freedom Bridge roundabout, take the B198 Lynn Road. Continue out of town and at the mini roundabout take the second exit into Lerowe Road. Take the first turning left into Grimmers Road and at the "T" junction turn right into Kirkgate Street.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB127805](http://williamhbrown.co.uk/Property/WSB127805)



Property Ref:  
WSB127805 - 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 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.



william h brown



**01945 464451**



[Wisbech@williamhbrown.co.uk](mailto:Wisbech@williamhbrown.co.uk)



20 High Street, WISBECH, Cambridgeshire,  
PE13 1DE



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**