





Princes Road, Wisbech PE13 2PG

william h brown

Welcome to

Princes Road, Wisbech

Situated in a quiet cul de sac location, just a short walk from the town centre, this established semi-detached house is presented in excellent condition throughout and is offered to the market with the added benefit of no onward chain. The property offers three well-proportioned bedrooms, making it an ideal choice for families, first-time buyers or those looking to upsize. The ground floor features two reception rooms, providing flexible living and dining space to suit a variety of lifestyles. The refitted kitchen has been finished to a high standard, offering a stylish and practical space for everyday cooking and entertaining. A particular highlight is the refitted four-piece ground floor bathroom, complete with contemporary fittings and providing both a bath and separate shower for added comfort and convenience. Externally, the property enjoys a pleasant position within this established residential cul de sac, with the town centre, local amenities and transport links all within easy walking distance. Combining spacious accommodation, quality improvements and a highly convenient location, this is a superb opportunity to acquire a move-in ready home. 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.



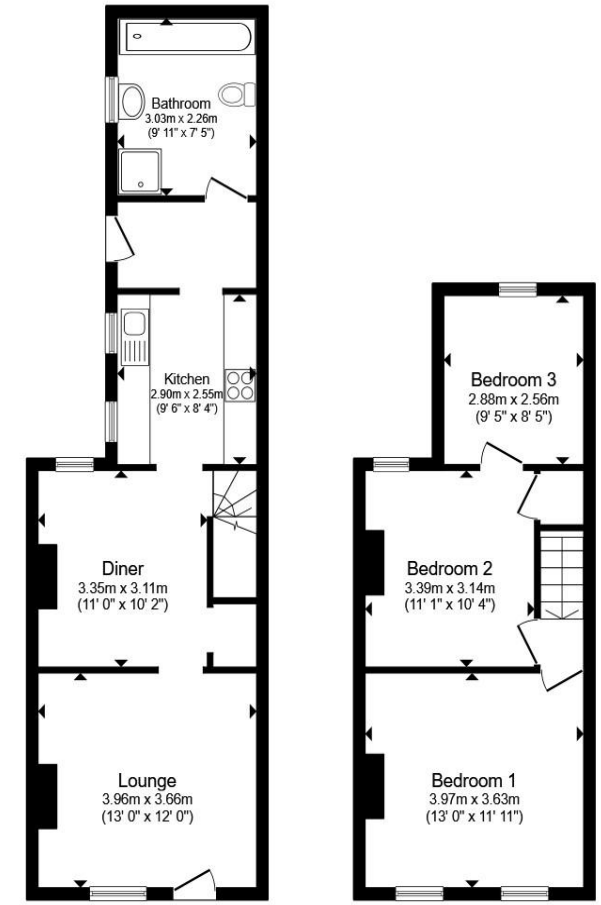












Lounge

Dining Room

Kitchen

Rear Hallway

Downstairs Bathroom

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Total floor area 84.2 m² (906 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

Princes Road, Wisbech

- Established semi-detached house
- Three bedrooms and two reception rooms
- Refitted kitchen and bathroom
- Cul de sac location close to town centre
- No onward chain

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

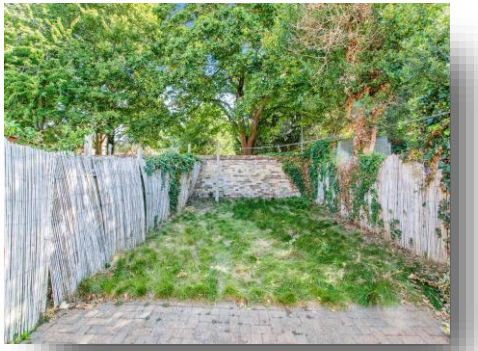
Directions to this property:

From the Wisbech Freedom Bridge roundabout, take the former A47 signposted Peterborough to the first set of traffic lights and continue straight on. Turn left into Somers Road and at the junction turn left into Queens Road. Proceed along and take the first left into Kings Road and then right into Princes Road where the property will be found on your left hand side. Look for our board.

£190,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128982

The Property Ombudsman

Property Ref:
WSB128982 - 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.

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