



**Eighth Avenue, Wisbech PE13 2BW**

**Welcome to**

## **Eighth Avenue, Wisbech**

Tucked away within a highly regarded cul de sac, this established detached bungalow combines comfortable, single-storey living with a generous plot and the benefit of no onward chain. The accommodation includes three bedrooms, a welcoming 15' lounge, a refitted kitchen, and a modern refitted shower room. The property features PVCu double glazing and gas radiator central heating, ensuring warmth and efficiency all year round. Outside, a large driveway provides multi-vehicle off-road parking leading to a detached single garage and an impressive 19' timber workshop-ideal for hobbies, storage, or conversion to a home office. The generous rear garden offers plenty of space to relax, entertain, or enjoy the outdoors in privacy. A superb opportunity to purchase a well-presented detached bungalow in a sought-after residential setting-perfect for downsizers or families seeking a peaceful location close to town amenities.





## Entrance Hall

## Lounge

15' 10" x 11' 10" ( 4.83m x 3.61m )

## Kitchen

11' 10" x 9' 4" ( 3.61m x 2.84m )

## Bedroom One

9' 11" plus door recess x 13' 11" ( 3.02m plus door recess x 4.24m )

## Bedroom Two

11' 11" x 9' 10" ( 3.63m x 3.00m )

## Bedroom Three

5' 10" x 9' 10" ( 1.78m x 3.00m )

## Shower Room

8' 7" x 6' 1" ( 2.62m x 1.85m )

## Garage

18' x 7' 8" ( 5.49m x 2.34m )

## Workshop

19' 4" x 9' 4" ( 5.89m x 2.84m )

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

### Eighth Avenue, Wisbech

- Established detached bungalow
- Three bedrooms
- Refitted kitchen and shower room
- Highly regarded cul de sac location
- No onward chain

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over

**£260,000**

### Directions to this property:

From Freedom Bridge roundabout take the A1101 signposted Downham Market. At the third set of traffic lights turn left into Norwich Road. Continue along and turn right into Mount Drive. Continue to the bottom of this road and turn left onto Eighth Avenue where the property will be found on your right hand side. Look for our board!



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB127979](https://williamhbrown.co.uk/Property/WSB127979)



Property Ref:  
WSB127979 - 0006

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