



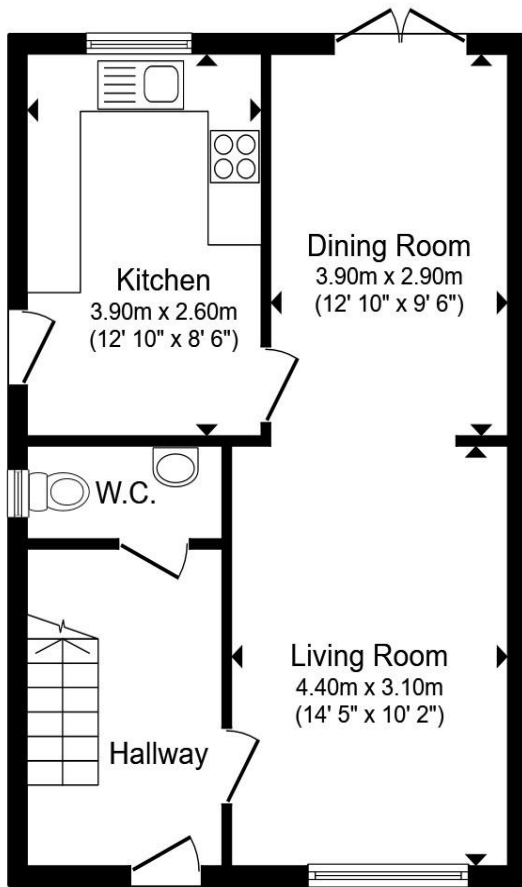
**Cherry Road, Wisbech, PE13 3NP**

## Welcome to

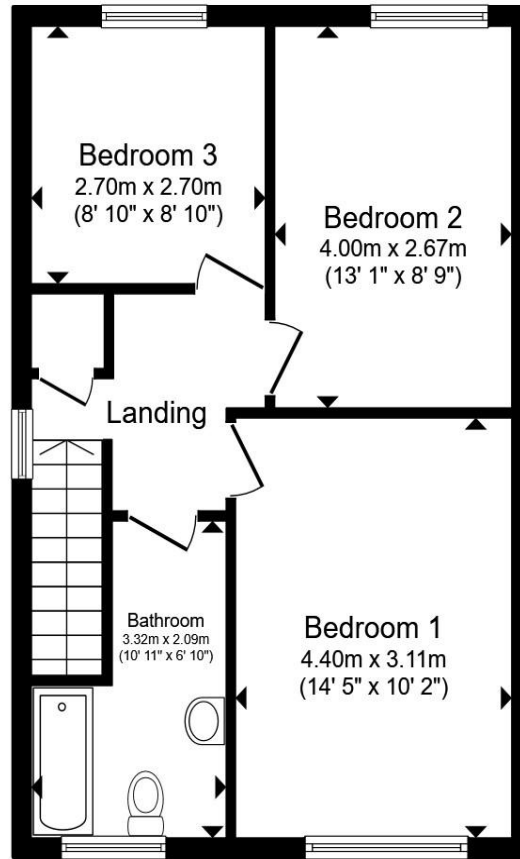
### Cherry Road, Wisbech

Located on Cherry Road, this modern semi-detached home offers well-balanced accommodation, practical features, and the significant advantage of no onward chain. The property boasts three good-sized bedrooms, ideal for families, professional couples, or those looking for flexible home working space. To the ground floor, there are two reception rooms, providing excellent versatility for both formal entertaining and relaxed everyday living. At the heart of the home is a modern fitted kitchen, thoughtfully designed with ample storage and workspace, perfectly suited to contemporary lifestyles. A convenient downstairs cloakroom adds further practicality. Additional benefits include PVCu double glazing and gas radiator central heating, ensuring comfort and efficiency throughout the year. Externally, the property offers multi-vehicle off-road parking, a valuable feature for growing households, along with a single garage for secure parking or additional storage. Offered to the market with no onward chain, this is an excellent opportunity for buyers seeking a straightforward and stress-free purchase, an early viewing is highly recommended.





**Ground Floor**



**First Floor**

- Hallway**
- Downstairs Cloakroom**
- Lounge**
- Dining Room**
- Kitchen**
- First Floor Landing**
- Bedroom One**
- Bedroom Two**
- Bedroom Three**
- Bathroom**
- Garage**

Total floor area 91.9 m<sup>2</sup> (989 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

### Cherry Road, Wisbech

- Modern semi-detached house
- Three bedrooms
- Two reception rooms
- Off-road parking and single garage
- No onward chain

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

# £185,000



### Directions to this property:

From Wisbech Freedom Bridge roundabout, take the B198 Lynn Road, signposted Walsoken & Port Area. At the second set of traffic lights turn left into Mount Pleasant Road. Take the first right into Governor Road and proceed to the bottom. Turn left into St Michael's Avenue and then right into Cherry Road where the property is on the right hand side.



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/WSB128334](http://williambrown.co.uk/Property/WSB128334)



Property Ref:  
WSB128334 - 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



**01945 464451**



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



20 High Street, WISBECH, Cambridgeshire,  
PE13 1DE



[williambrown.co.uk](http://williambrown.co.uk)