



Magazine Lane, Wisbech PE13 1LJ

Welcome to

Magazine Lane, Wisbech

Perfectly positioned within walking distance of the town centre and grammar school, this established three-bedroom semi-detached house on Magazine Lane offers spacious living with a superb garden and the advantage of no onward chain. Inside, two welcoming reception rooms provide flexibility for both family living and entertaining, while a practical layout includes a separate WC to complement the main bathroom. The three bedrooms are well-proportioned, creating comfortable space for families or those needing a home office. A standout feature of this property is the generous rear garden, a wonderful outdoor space for relaxing, entertaining, or gardening. At the far end, a timber workshop adds excellent potential for hobbies or storage. With its blend of space, convenience, and potential, this home is ideal for buyers seeking a well-located property to make their own. Offered with no onward chain, it represents a great opportunity close to local amenities and schools.





Ground Floor

First Floor

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

Front Porch

Entrance Hall

Lounge

13' 9" into bay x 11' 5" maximum (4.19m into bay x 3.48m maximum)

Dining Room

15' 11" x 9' 2" maximum (4.85m x 2.79m maximum)

Kitchen

14' 1" x 6' 5" maximum (4.29m x 1.96m maximum)

Rear Lobby

Separate Wc

First Floor Landing

Bedroom One

11' 11" x 8' 10" excluding wardrobes (3.63m x 2.69m excluding wardrobes)

Bedroom Two

9' 7" x 9' 2" maximum (2.92m x 2.79m maximum)

Bedroom Three

6' x 10' (1.83m x 3.05m)

Bathroom

6' x 6' 4" (1.83m x 1.93m)

Workshop 1

11' 2" x 9' 4" (3.40m x 2.84m)

Workshop 2

11' 7" x 9' 4" (3.53m x 2.84m)

Agents Note:

'There is a easement on the title, please enquire with the branch' - Shared Access to Rear.

Welcome to

Magazine Lane, Wisbech

- Established semi-detached house
- Three bedrooms
- Two reception rooms
- Generous rear garden with timber workshop
- No onward chain

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

£170,000



Directions to this property:

From Wisbech Freedom roundabout, take the A47 signposted Peterborough to the first set of traffic lights. Turn right over the bridge and then immediately left into North Brink. Continue down North Brink to the next set of traffic lights and turn left. Continue along and bear left continuing down North Brink. Turn right into Magazine Lane where the property will be found on your right hand side.



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/WSB126648



Property Ref:
WSB126648 - 0005

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@williambrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williambrown.co.uk