





Stow Road, Wisbech PE13 3UF

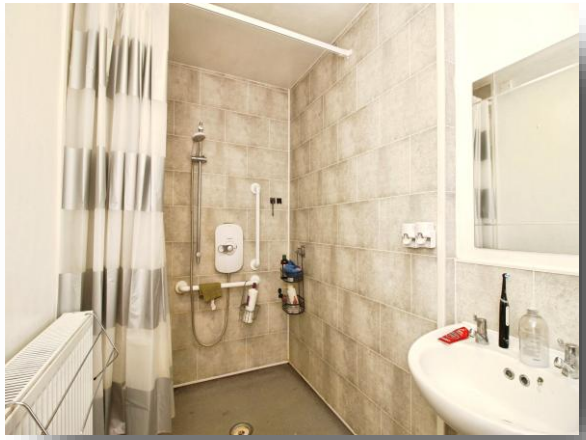
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Welcome to

Stow Road, Wisbech

The ground floor welcomes you with a spacious entrance hall leading through to a substantial open-plan living and dining area, flooded with natural light and providing a fantastic space for both everyday living and entertaining. The property further benefits from a well-appointed kitchen, a professionally fitted wet room, and a useful utility area, adding practicality to the accommodation. To the first floor are three sizeable and well-presented bedrooms, all offering comfortable living space. In addition, there is a dedicated area providing a blank canvas for the installation of a brand-new three-piece shower room, allowing prospective purchasers the opportunity to create a bathroom tailored to their own tastes and requirements. Externally, the property enjoys off-road driveway parking to the front and a private rear garden, ideal for relaxation and outdoor entertaining. There is also the potential to incorporate additional garden space, subject to the necessary arrangements, further enhancing the property's appeal. 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.



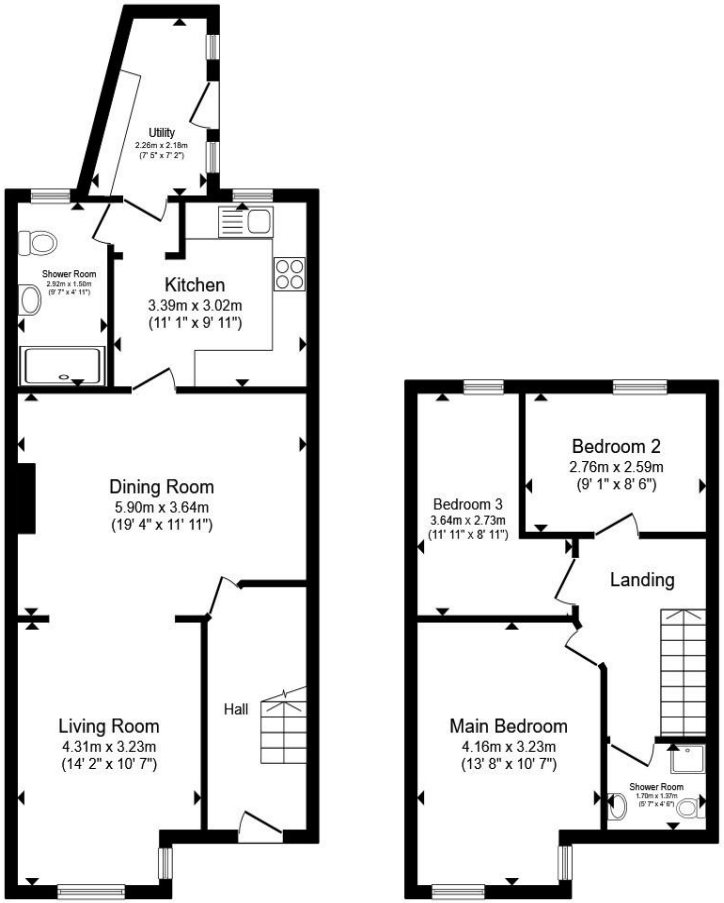












Entrance Hall

Living Room

Dining Room

Kitchen

Shower Room

Utility Room

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Shower Room

Total floor area 98.1 m² (1,056 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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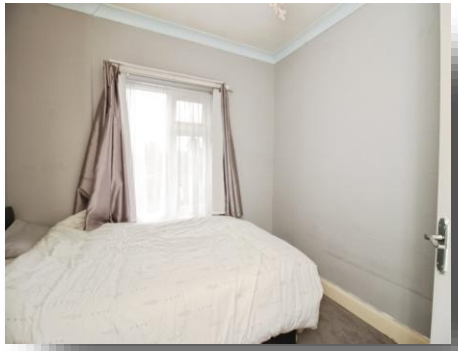
Stow Road, Wisbech

- THREE BEDROOMS
- OPEN PLAN LIVING
- REAR GARDEN
- SEMI DETACHED
- WET ROOM

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

£190,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB129243

The Property Ombudsman

Property Ref:
WSB129243 - 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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