



Norwich Road, Wisbech, PE13 3UQ

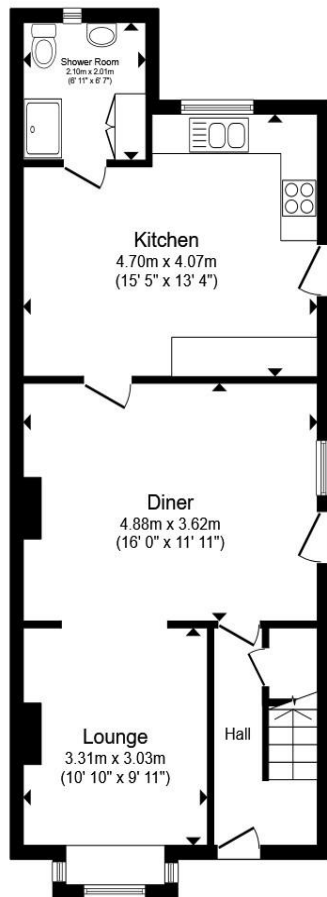
Welcome to

Norwich Road, Wisbech

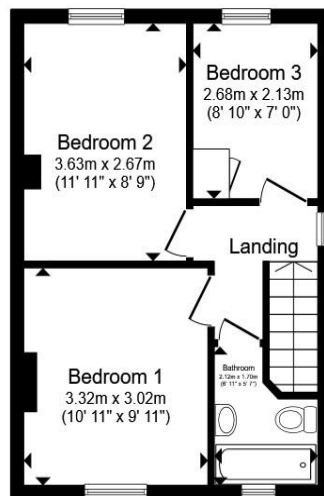
Situated in the sought-after location of Walsoken, this spacious three-bedroom semi-detached home is ideally positioned within a short walk of local amenities and two nearby nurseries—making it perfect for families, first-time buyers, or investors alike. Externally, the property benefits from ample off-road parking, along with a single garage. To the rear, you'll find a generously sized, long garden offering excellent outdoor space.

Internally, the property offers well-proportioned accommodation throughout. You are welcomed via an entrance hallway with stairs leading to the first floor and a door at the end opening into the first reception room. From here, an archway leads through to a second reception room at the front, creating a flexible and versatile living space. To the rear of the property is a spacious kitchen/diner, offering fantastic potential to create a modern family hub. A ground floor shower room is also located at the back of the home for added convenience. Upstairs, the property comprises two double bedrooms, a further single bedroom, and a family bathroom. 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.





Ground Floor



First Floor

Total floor area 91.5 m² (985 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

Entrance Hall

Lounge

Dining Room Area

Kitchen

Downstairs Shower Room

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Family Bathroom

Welcome to

Norwich Road, Wisbech

- 3 Bed Semi Detached House
- Ample Off Street Parking
- Single Garage
- 2 Reception Rooms
- Spacious Kitchen/ Diner
- Enclosed Rear Garden
- Downstairs Shower Room & Upstairs Bathroom
- No Onward Chain

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

£190,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128745



Property Ref:
WSB128745 - 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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