





Ramnoth Road, Wisbech, PE13 2JD

william h brown

Welcome to

Ramnoth Road, Wisbech

Upon entering the property, you are welcomed into the first of two reception rooms. The front reception room provides an ideal living area, while the second reception room to the rear is perfectly suited as a dining room. Beyond the reception rooms is a long, modern kitchen offering ample worktop and cupboard space, creating a practical and functional environment for everyday living. At the end of the kitchen is a useful utility area. The kitchen also has a door providing access to the rear garden. Upstairs, the property benefits from two generously sized double bedrooms, with the principal bedroom featuring a built-in wardrobe spanning the full width of the room. Completing the first floor is a spacious family bathroom fitted with a bath and shower over. Externally, the enclosed rear garden has been designed for easy maintenance and features a lawned area, a decked walkway, and a gravelled border. To the front of the property, there is a gravelled driveway providing off-road parking for one vehicle. This well-presented home combines excellent internal space with a convenient location, making it an ideal choice for first-time buyers, investors, or those looking to downsize 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



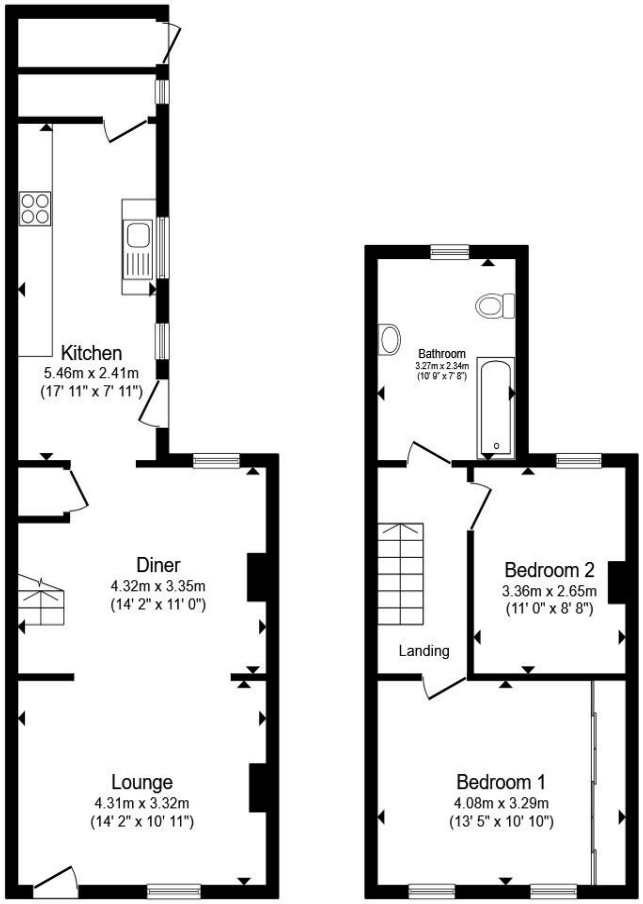












Lounge

Dining Room

Kitchen

First Floor Landing

Bedroom One

Bedroom Two

Bathroom

Agents Note:

'There is a easement on the title, please enquire with the branch' - shared path to rear garden.

Total floor area 84.1 m² (905 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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Welcome to

Ramnoth Road, Wisbech

- 2 Bed Semi Detached House
- 2 Double Bedrooms
- Off Street Parking for 1 Car
- 2 Reception Areas
- Long, Modern Kitchen
- Easy To Maintain Enclosed Rear Garden
- Ideal for First Time Buyers or Investors
- No Onward Chain

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

offers in excess of

£140,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128922

The Property Ombudsman

Property Ref:
WSB128922 - 0004

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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