



Willow Way, Wisbech, PE13 2SY

Welcome to

Willow Way, Wisbech

SIMPLY STUNNING! Situated at the end of a quiet cul de sac, this established detached house has been completely renovated by the current owners and viewing is the only way to appreciate the quality of the finish! With three bedrooms and a refitted 4-piece bathroom to the first floor, the ground floor comprises of a generous 26' lounge/dining room, a modern refitted kitchen, a PVCu conservatory and a downstairs cloakroom. The former garage has been converted and was previously used as a salon but would make an ideal home office, To finish off, the property sits on a larger than average plot with off-road parking and a generous rear garden.





Ground Floor



First Floor

Power

Entrance Hall

Lounge/Dining Room

26' 9" x 12' 4" maximum (8.15m x 3.76m maximum)

Conservatory

12' 5" x 8' 2" (3.78m x 2.49m)

Kitchen

9' 9" x 16' 10" maximum (2.97m x 5.13m maximum)

Downstairs Cloakroom

4' 4" x 8' (1.32m x 2.44m)

Salon/Home Office

16' 4" x 7' 9" (4.98m x 2.36m)

First Floor Landing

Bedroom One

13' 11" x 11' (4.24m x 3.35m)

Bedroom Two

12' 8" x 9' 9" (3.86m x 2.97m)

Bedroom Three

9' 1" x 7' 5" (2.77m x 2.26m)

Bathroom

6' 8" x 8' 9" (2.03m x 2.67m)

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

Welcome to

Willow Way, Wisbech

- Established detached house
- Three bedrooms
- Two receptions plus conservatory
- Completely renovated throughout
- Quiet cul de sac location

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

offers over

£285,000

Directions to this property:

From the Wisbech Freedom Bridge roundabout take the A1101 signposted Downham Market. Proceed along and after the 6th set of traffic lights turn left into Ramnoth Road. Continue along and turn left into Willow Way, where the property will be found at the end of the cul de sac.



Please note the marker reflects the postcode not the actual property

view this property online [williambrown.co.uk/Property/WSB127066](https://www.williambrown.co.uk/Property/WSB127066)



Property Ref:
WSB127066 - 0006

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](https://www.williambrown.co.uk)