









### Welcome to

# **Elizabeth Terrace, Wisbech**

Ideally positioned close to local amenities, this established semi-detached house offers versatile living space and the benefit of no onward chain. The accommodation includes two double bedrooms and three reception rooms, providing flexibility for a home office, dining space, or snug. The home benefits from PVCu double glazing and gas radiator central heating, ensuring comfort and efficiency throughout the seasons. Outside, there is a manageable rear garden-ideal for outdoor relaxation or a touch of creative landscaping-while the property's central location places shops, schools, and transport links within easy reach. A superb opportunity for first-time buyers, investors, or anyone seeking a home with great potential in a convenient town setting.









# **FLOOR PLAN COMING SOON**

#### **Entrance Hall**

### Lounge

10' 9" excluding bay x 11' 2" maximum ( 3.28m excluding bay x 3.40m maximum )

#### **Dining Room**

11' x 11' 7" maximum ( 3.35m x 3.53m maximum )

#### Kitchen

8' 5" x 8' 4" ( 2.57m x 2.54m )

#### **Garden Room**

15' 10" maximum x 8' 11" maximum ( 4.83m maximum x 2.72m maximum )

## **First Floor Landing**

#### **Bedroom One**

11' x 14' 6" maximum ( 3.35m x 4.42m maximum )

#### **Bedroom Two**

11' x 9' 3" maximum ( 3.35m x 2.82m maximum )

#### **Shower Room**

9' 2" x 8' 3" ( 2.79m x 2.51m )

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# **Elizabeth Terrace, Wisbech**

- Established semi-detached house
- Two double bedrooms
- Three reception rooms
- Close to amenities
- No onward chain

Tenure: Freehold EPC Rating: E

Council Tax Band: A

£120,000

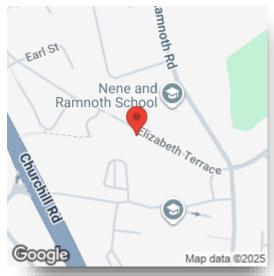
# view this property online williamhbrown.co.uk/Property/WSB127902



Property Ref: WSB127902 - 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.

#### Directions to this property:

From the Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. At the third set of traffic lights turn left into Norwich Road and then immediately right into Elizabeth Terrace. Continue along where the property will be found on your right hand side.



Please note the marker reflects the postcode not the actual property





#### 01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire, PE13 1DE



williamhbrown.co.uk

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