





Sandringham Avenue, Wisbech PE13 3ED

william h brown

Welcome to

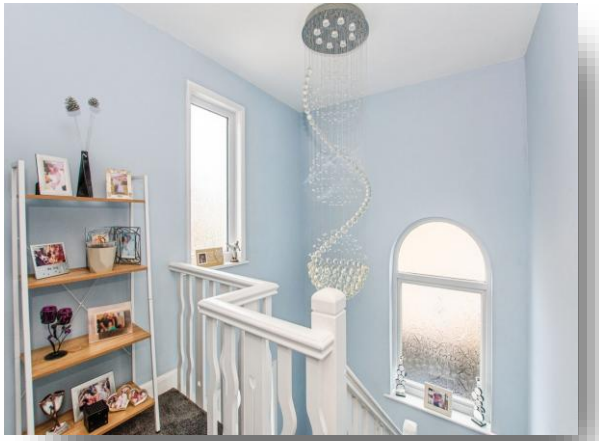
Sandringham Avenue, Wisbech

Situated in the sought-after Sandringham Avenue, this spacious three-bedroom semi-detached home offers excellent family living close to local schools, shops and Wisbech town centre. The property welcomes you with a bright and spacious entrance hall featuring a striking wrap-around staircase. The ground floor includes a bay-fronted living room with a wood-burning stove, an open-plan kitchen diner, utility room and downstairs WC. Upstairs are three double bedrooms, including a principal bedroom with air conditioning, alongside a recently refitted shower room. Outside, the property benefits from ample off-road parking to the front. The generous rear garden is perfect for entertaining, featuring a hot tub, sheds and two air-conditioned outbuildings with power and lighting. Currently used as a beauty room and a home bar/entertainment space, these versatile additions offer excellent potential for home working or leisure use. A fantastic family home with impressive indoor and outdoor space, viewing is highly recommended. 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.



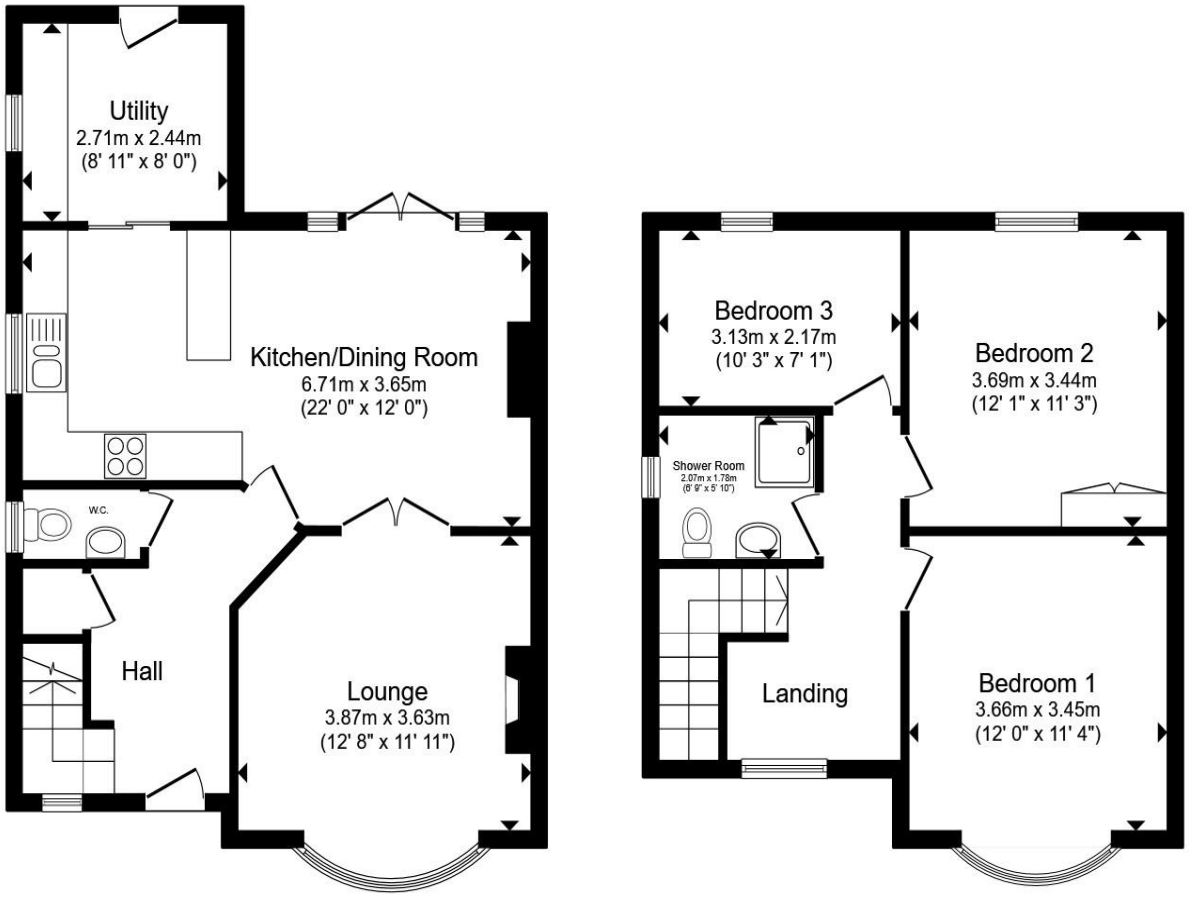












Ground Floor **First Floor**

Total floor area 103.6 m² (1,116 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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Entrance Hall

Lounge

Kitchen / Dining Room

Utility Room

Downstairs Wc

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Shower Room

Agents Note:

'Heating to the property is served by Gas Central Heating and Wood Burner. Please contact the branch for more details'

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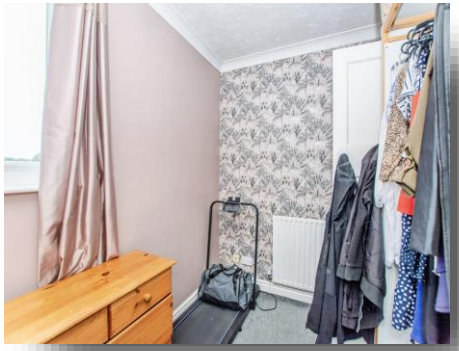
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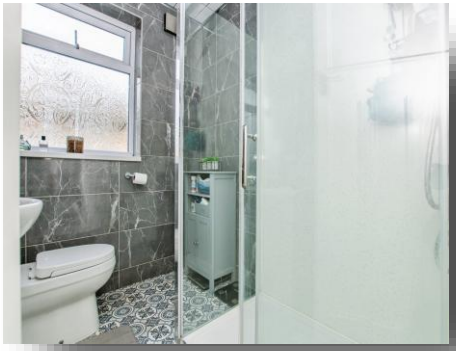
- Spacious 3 Bed Semi Detached House
- 3 Double Bedrooms
- 2 Reception Rooms, Downstairs WC & Utility Room
- Air Conditioning in the Master Bedroom and Outbuilding
- Spacious Enclosed Rear Garden with Hot Tub, Outbuildings and Sheds
- Ample Off Street Parking
- 2 Outbuildings with Electric & Heating- Ideal Home Office/ Entertainment.
- Cul-De-Sac Location

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

offers in excess of

£280,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB129179

The Property Ombudsman

Property Ref:
WSB129179 - 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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