



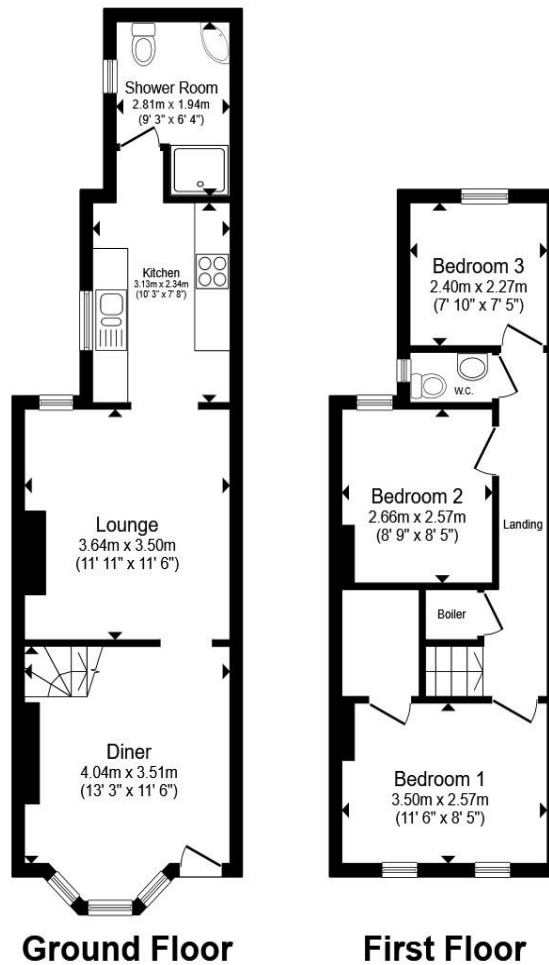
Prince Street, WISBECH PE13 2AY

Welcome to

Prince Street, WISBECH

Having recently benefited from a refurbished kitchen, the property is ready to move straight into and enjoy. The bright and welcoming ground floor accommodation comprises a cosy lounge, a separate dining room, the modern fitted kitchen, and a family bathroom, providing versatile living space for modern lifestyles. To the first floor, there are three well-proportioned bedrooms along with a convenient W.C.. The property also boasts substantial loft storage, offering excellent additional space rarely found in homes of this type. Externally, the property enjoys its own low-maintenance rear garden, featuring a decked terrace that provides the perfect setting for outdoor dining, entertaining, or simply relaxing on a summer evening. Further benefits include gas-fired central heating, a recently fitted combi boiler, UPVC double glazing, and mains drainage. Offering generous accommodation, modern improvements, and a convenient town-centre location, this fantastic home must be viewed to fully appreciate everything it has to offer. Early viewing is highly recommended





Diner

Lounge

Kitchen

Shower Room

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Wc

Total floor area 72.2 m² (777 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

Welcome to

Prince Street, WISBECH

- TWO RECEPTION ROOMS
- THREE BEDROOMS
- FOUR PIECE BATHROOM
- REFURBISHED FITTED KITCHEN
- IDEAL FOR YOUNG FAMILIES
- LOW MAINTENANCE REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£190,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128835



Property Ref:
WSB128835 - 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.

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.



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