



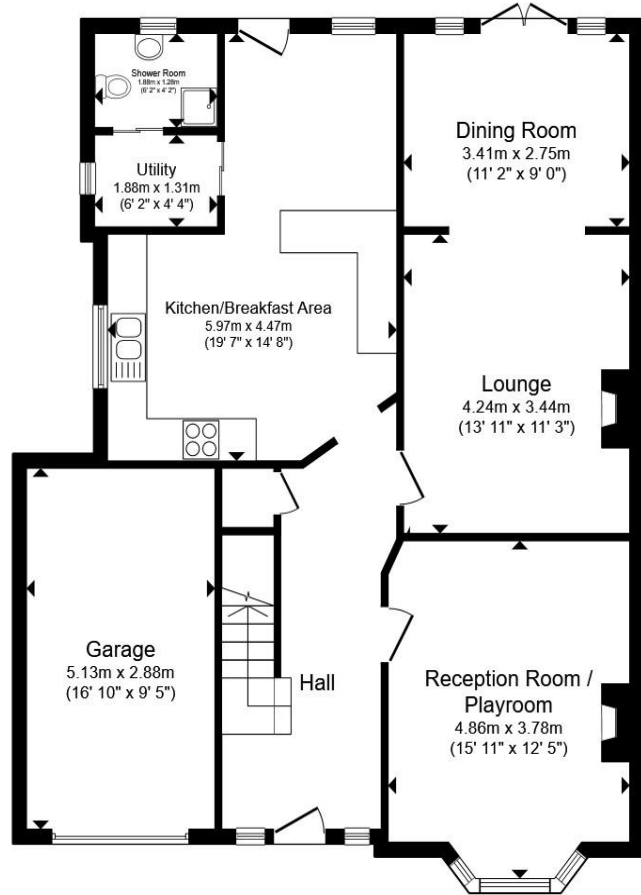
**Queens Road, Wisbech, PE13 2PB**

## Welcome to

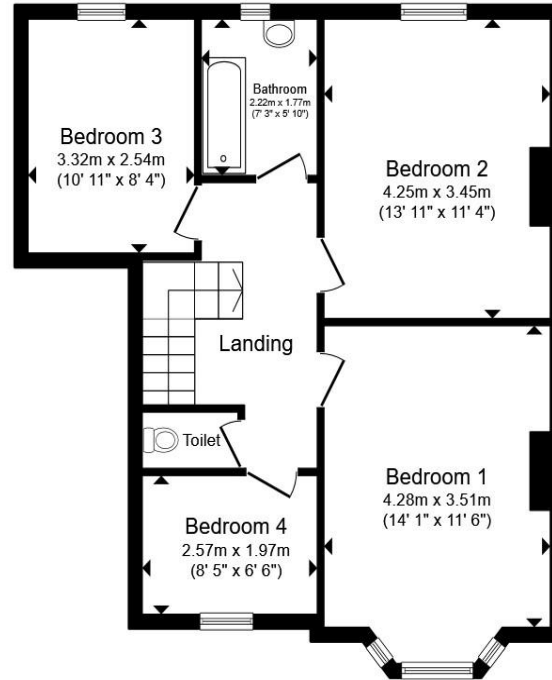
### Queens Road, Wisbech

Just a five minute walk from the town centre, this extended semi-detached house has been fully refurbished throughout to create a spacious and stylish home ready for immediate occupation, offered with the added benefit of no onward chain. The property provides four/five bedrooms alongside generous ground floor living space, including one/two reception rooms and an impressive 21' refitted kitchen/breakfast room, ideal for modern family life and entertaining. A useful utility room adds further practicality, while the inclusion of both a downstairs shower room and an upstairs bathroom ensures flexibility for busy households or visiting guests. Finished to a high standard, the home blends contemporary upgrades (including a replacement boiler - still within guarantee) with comfortable proportions, creating a turn-key property in a highly convenient location. Externally you will find a large rear garden area complete with generous decking area. At the front there is multi-vehicle off-road parking leading to a single garage, complementing the internal space. With town amenities, shops and services just a short stroll away, this is an excellent opportunity for buyers seeking both convenience and quality.





**Ground Floor**



**First Floor**

- Entrance Hall
- Lounge
- Dining Room
- Reception Room / Playroom
- Kitchen/Breakfast Room
- Utility Room
- Downstairs Shower Room
- First Floor Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Separate Wc
- Bathroom
- Garage

Total floor area 158.1 m<sup>2</sup> (1,702 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](http://www.propertybox.io)

## Welcome to

### Queens Road, Wisbech

- Extended semi-detached house
- 4/5 bedrooms and 1/2 reception rooms
- Fully refurbished throughout
- Large Garden complete with decking area
- Multi vehicle off-road parking
- Close to town
- No onward chain

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £280,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/WSB125495](https://www.williambrown.co.uk/Property/WSB125495)



Property Ref:  
WSB125495 - 0005

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.

## Directions to this property:

From the Wisbech Freedom Bridge roundabout, take the former A47, Nene Quay, signposted Peterborough to the first set of traffic lights and continue straight on. Take the first turning left into Somers Road and follow the round the bend onto Queens Road where the property will be found on your right hand side.



william h brown



**01945 464451**



[Wisbech@williambrown.co.uk](mailto:Wisbech@williambrown.co.uk)



20 High Street, WISBECH, Cambridgeshire,  
PE13 1DE



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