



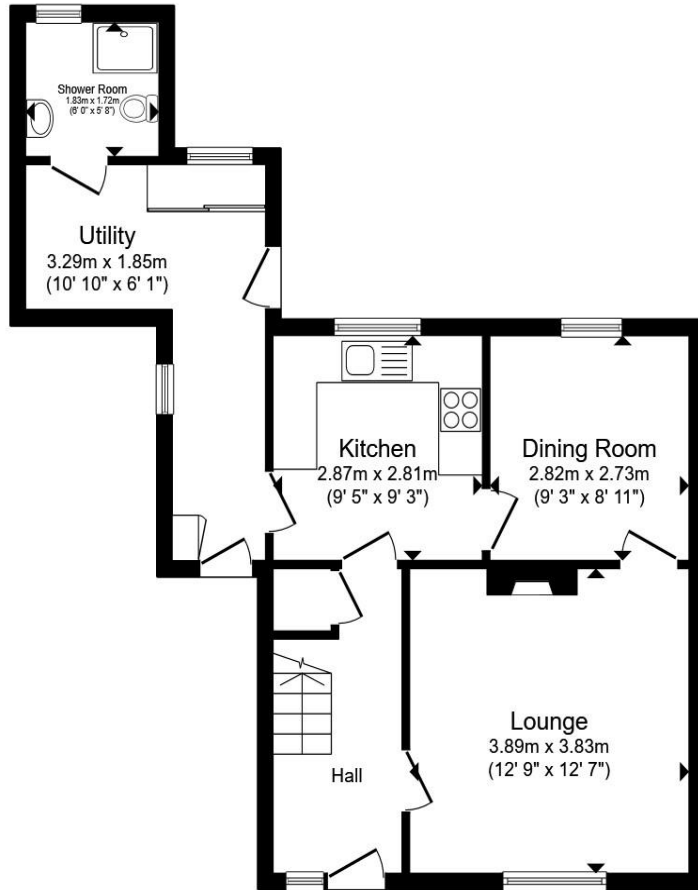
Grosvenor Road, Wisbech PE13 3NS

Welcome to

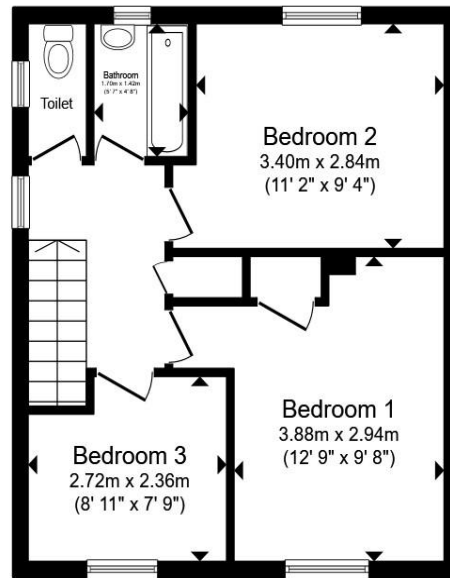
Grosvenor Road, Wisbech

Offered to the market with no onward chain, this well-proportioned three bedroom semi-detached home is situated on the popular Grosvenor Road in Wisbech and is expected to attract strong interest, so early viewings are highly recommended. The property benefits from off-street parking to the front via a private driveway. Internally, the ground floor provides generous and versatile accommodation comprising a bright living room, a separate dining room / second reception room, a fitted kitchen, and a useful utility room, ideal for modern family living. To the first floor, the property offers two spacious double bedrooms along with a further good-sized single bedroom. The accommodation is completed by a family bathroom, with the WC located in a separate room next door, adding practicality for busy households. Externally, the property enjoys a corner plot with large enclosed side garden, providing a private outdoor space ideal for relaxing or entertaining, together with a small low-maintenance courtyard garden to the rear. Conveniently located close to local amenities, schools and transport links, this home represents an excellent opportunity for families, first-time buyers or investors alike. Offered with no onward chain and likely to prove very popular – early internal viewing is strongly advised.





Ground Floor



First Floor

- Entrance Hall**
- Lounge**
- Dining Room**
- Kitchen**
- Utility**
- Downstairs Shower Room**
- First Floor Landing**
- Bedroom One**
- Bedroom Two**
- Bedroom Three**
- Bathroom**
- Seperate Wc**

Total floor area 92.0 m² (990 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

Grosvenor Road, Wisbech

- 3 Bed Semi Detached House
- 2 Reception Rooms
- Corner Plot with Spacious garden to the side
- 2 Double Bedrooms, 1 Single
- Off Street Parking on a Gated Driveway
- Utility Room
- No Onward Chain
- Ideal for First Time Buyers or Investors

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers in excess of

£175,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128582



Property Ref:
WSB128582 - 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.

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the B198 Lynn Road signposted Walsoken & Port Area. Proceed out of town and at the second set of traffic lights turn left into Mount Pleasant Road. Continue along and turn right into Grosvenor Road where the property will be found on your left hand side.



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