





Prince Street, Wisbech PE13 2AY

william h brown

Welcome to

Prince Street, Wisbech

Situated within a convenient cul de sac location close to the town centre, this established semi-detached house offers spacious and versatile accommodation arranged over three floors. The property is available with the added advantage of no onward chain. The home provides three bedrooms, one of which occupies the second floor, creating a flexible space ideal as a principal bedroom, guest suite, teenager's room or home office. The remaining accommodation includes two reception rooms, offering ample space for both living and dining, making the property well suited to family life. Further benefits include gas radiator central heating and PVCu double glazing, ensuring comfort and efficiency throughout the year. Externally, the property enjoys a tucked-away position within this established residential setting, while remaining within easy reach of local amenities, schools and the town centre. Offering generous accommodation, character and a convenient location, this is an excellent opportunity for a wide range of buyers seeking a home with flexible living space. 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



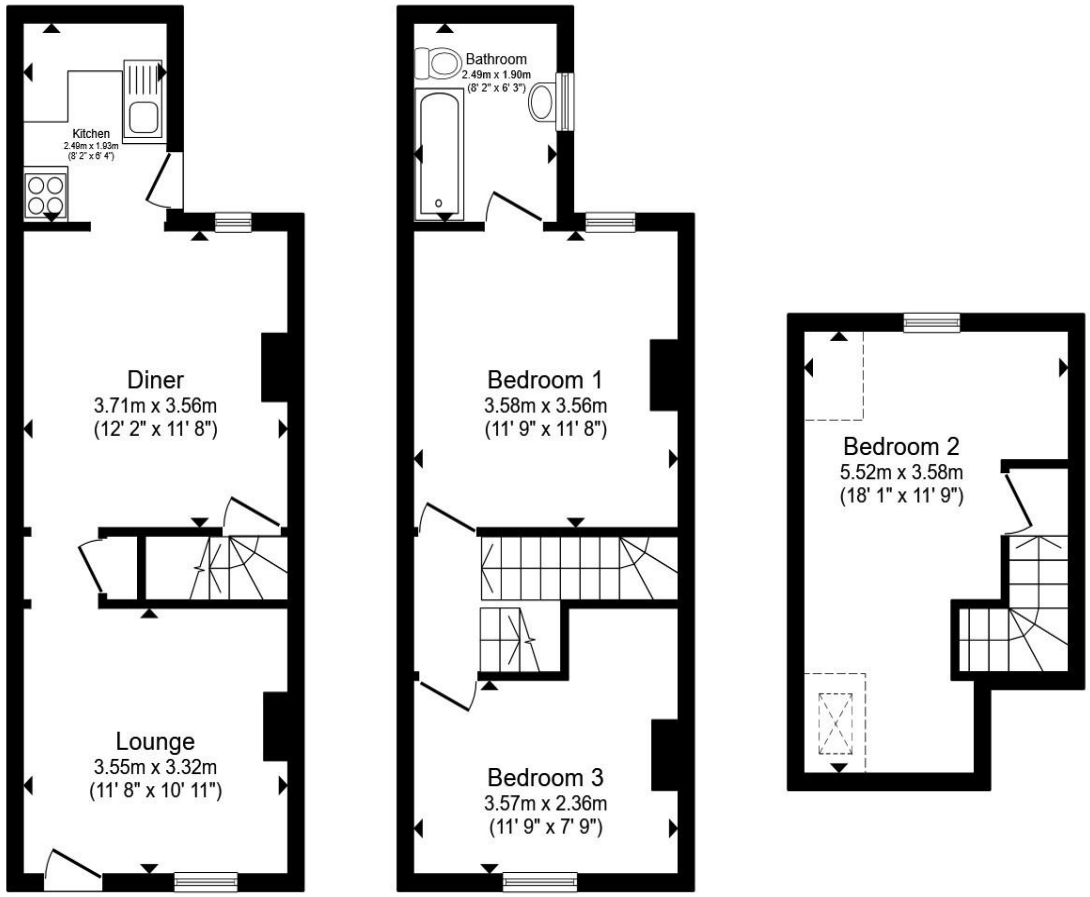












Lounge

Inner Hallway

Dining Room

Kitchen

First Floor Landing

Bedroom One

Bedroom Two

Bathroom

Second Floor Lnding

Bedroom Three

Total floor area 85.0 m² (915 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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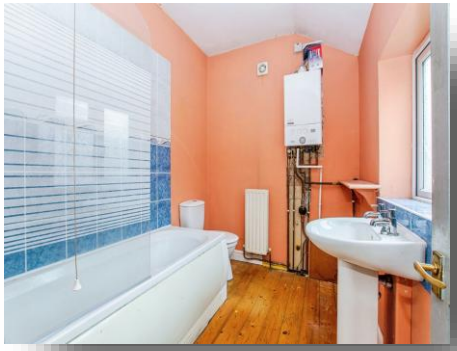
- Established semi-detached house
- Three bedrooms
- Two reception rooms
- Cul de sac location close to town
- No onward chain

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

Directions to this property:

From the Wisbech Freedom Bridge roundabout take the A1101 signposted Downham Market. Proceed to the third set of traffic lights and turn left into Norwich Road, continue along and turn right into Prince Street, where the property will be found on the left hand side.

£110,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128747

The Property Ombudsman

Property Ref:
WSB128747 - 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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