

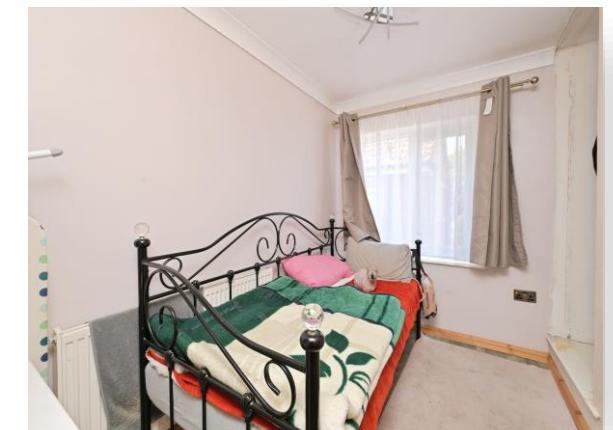
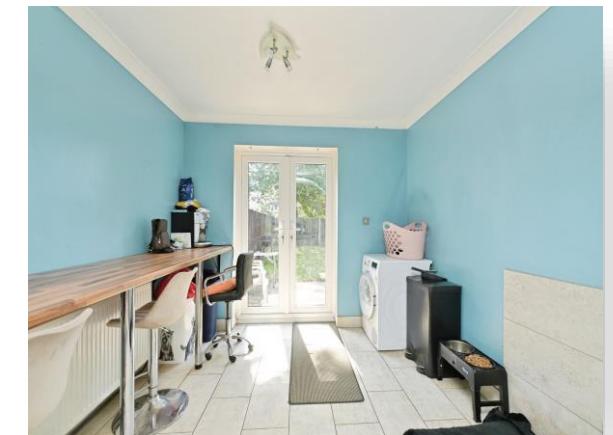


**Baxter Close, Wisbech, PE13 3UU**

## Welcome to

### Baxter Close, Wisbech

Situated in a quiet residential area of Wisbech, this well-presented three-bedroom semi-detached home offers fantastic space and practicality for families or first-time buyers. The property welcomes you with a large front driveway providing parking for multiple vehicles with EV charger. Inside, the ground floor features a generous lounge and a kitchen/diner perfect for both everyday living and entertaining. Upstairs, you'll find three good-sized bedrooms and a family bathroom, offering comfortable accommodation for all. The layout is practical and well-suited for a growing household. Located close to local schools, shops, parks, and good transport links, the home combines peace and convenience. The spacious plot and well-proportioned rooms make this an excellent long-term option. Don't miss this opportunity-a fantastic home ready for its next chapter. Viewings are highly recommended





**Ground Floor**



**First Floor**

**Lounge**  
9' 3" x 13' 5" ( 2.82m x 4.09m )

**Kitchen/Diner**  
9' 4" x 18' 11" ( 2.84m x 5.77m )

**Bedroom 1**  
9' 3" x 13' 5" ( 2.82m x 4.09m )

**Bedroom 2**  
9' 2" x 12' 9" ( 2.79m x 3.89m )

**Bedroom 3**  
9' 11" x 6' 5" ( 3.02m x 1.96m )

**Family Bathroom**

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.focalagent.com](http://www.focalagent.com)

## Welcome to

### Baxter Close, Wisbech

- 3 Bedroom Semi-Detached Home
- Huge Front Driveway for Multiple Vehicles
- Spacious Lounge & Kitchen/Diner
- Three Bedrooms & Family Bathroom
- Quiet Residential Location
- Ideal First-Time Buyer or Family Home

Tenure: Freehold EPC Rating: C

Council Tax Band: A

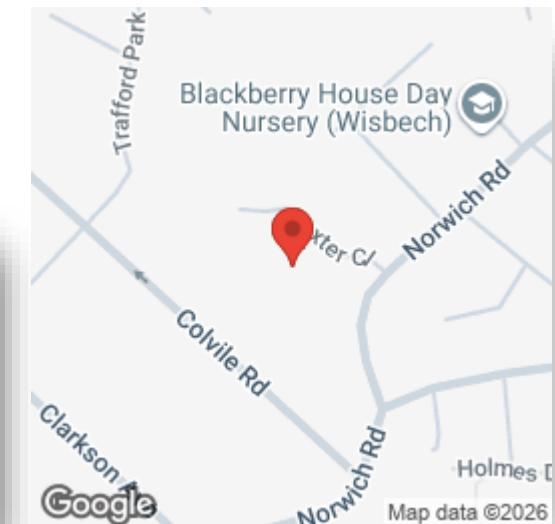
# £190,000



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#### Directions to this property:

From the Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. At the third set of traffic lights turn left into Norwich Road. Continue along and at the mini roundabout proceed straight on. Follow the road round the bends and turn left into Baxter Close where the property will be found on your left hand side,



Please note the marker reflects the postcode not the actual property



Property Ref:  
WSB127506 - 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



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