



**St. Peters Road, WISBECH PE13 2NB**

## Welcome to

### St. Peters Road, WISBECH

Investors - take note! This versatile detached property in the heart of Wisbech town centre offers not just one but two homes in one, making it a standout investment opportunity. Set across three floors, the main residence boasts three generously sized bedrooms, a modern shower room, spacious lounge, and a well-proportioned kitchen. Spread across the ground, first, and second floors, this home provides ample living space for tenants or future homeowners alike. But what truly sets this property apart is the self-contained one-bedroom basement flat with its own private entrance. Ideal for generating rental income or housing extended family, the flat includes a separate kitchen, lounge, bathroom, and bedroom - all in excellent condition. Outside, enjoy a low-maintenance private garden and off-road parking - both major plus points for tenants or residents. Located just moments from local shops, transport links, and amenities, this property is positioned perfectly for convenience and demand. With no onward chain, this ready-to-go home is a prime addition to any property portfolio. Book your viewing today - properties with this kind of flexibility and location don't come up often!





**Kitchen/Diner**

11' 7" x 12' ( 3.53m x 3.66m )

**Bedroom 1**

12' 2" x 12' 1" ( 3.71m x 3.68m )

**Bedroom 2**

12' 2" x 12' 5" ( 3.71m x 3.78m )

**Bedroom 3**

16' 2" x 18' 3" ( 4.93m x 5.56m )

**Lounge**

15' 10" x 11' 10" ( 4.83m x 3.61m )

**Family Bathroom**

**Kitchen**

7' 9" x 8' 2" ( 2.36m x 2.49m )

**Bathroom**

**Utility**

9' 4" x 3' 3" ( 2.84m x 0.99m )

**Lounge**

9' 4" x 10' 11" ( 2.84m x 3.33m )

**Bedroom**

8' 1" x 11' ( 2.46m x 3.35m )

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

### St. Peters Road, WISBECH

- Unique Detached Property Across Three Floors
- 3-Bed Main Residence with Spacious Layout
- Self-Contained 1-Bed Basement Flat with Private Access
- Town Centre Location - Great for Amenities & Letting Potential
- Private Rear Garden
- Off-Street Parking
- No onward chain

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£214,000**



**view this property online** [williamhbrown.co.uk/Property/WSB127479](http://williamhbrown.co.uk/Property/WSB127479)

#### Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. At the second set of traffic lights turn right into Church Terrace. Continue along and then turn right into St Peters Road where the property can be found on the left hand side.



Please note the marker reflects the postcode not the actual property



Property Ref:  
WSB127479 - 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.

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