



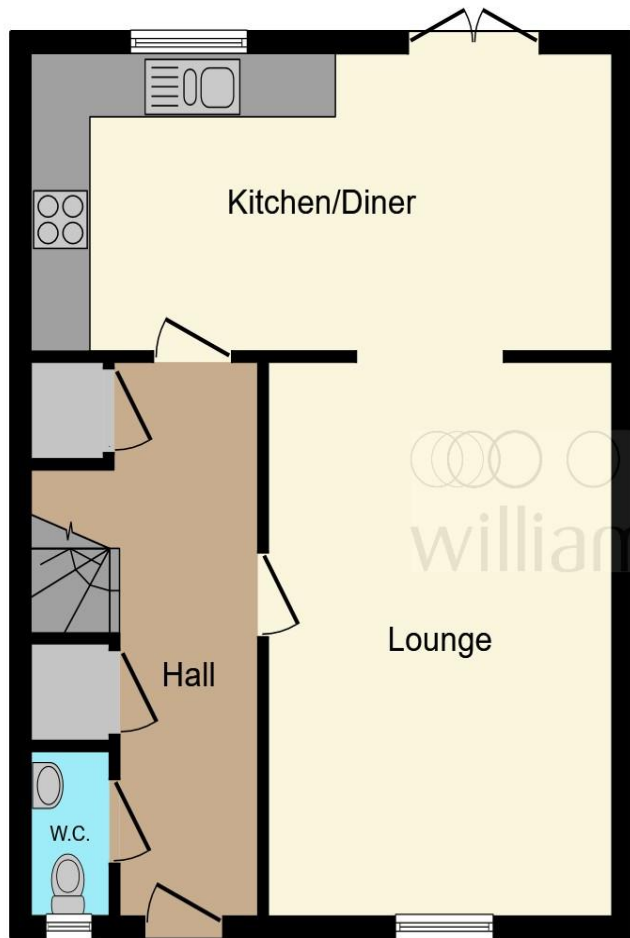
**Orchard Way, Wisbech St. Mary, Wisbech, PE13 4BD**

## Welcome to

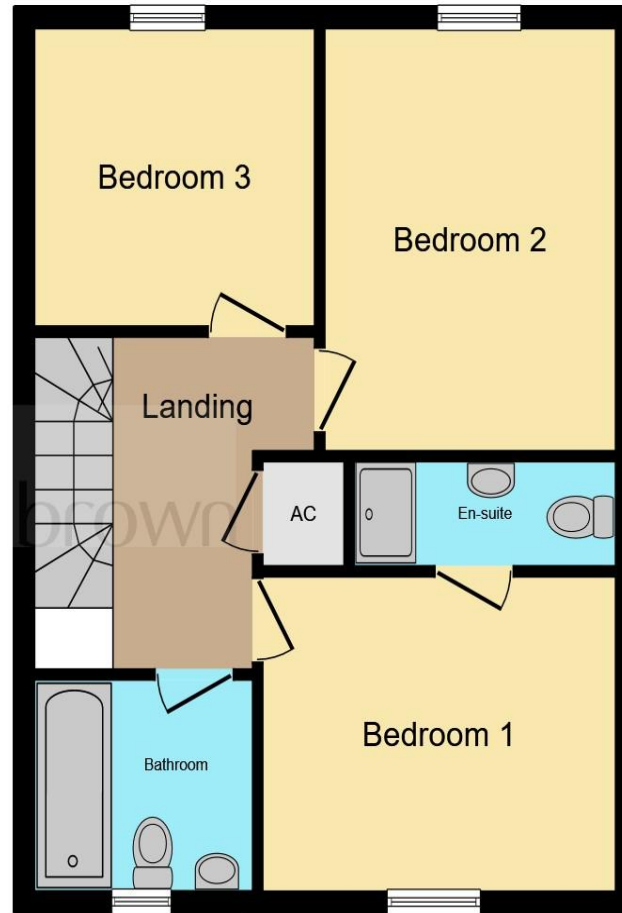
### Orchard Way, Wisbech St. Mary, Wisbech

Tucked away in a popular modern development in the desirable village of Wisbech St Mary, this well-presented three-bedroom terraced home is ideal for first-time buyers, growing families, or investors. The ground floor offers a bright lounge, a generous kitchen/diner perfect for entertaining or family meals, and a convenient downstairs WC. Upstairs you'll find three good-sized bedrooms and a family bathroom. Outside, the property benefits from off-road parking and a garage, as well as a rear garden offering space to relax or entertain. Positioned on a developing new-build estate, this home offers the peace of a village setting while still being close to local schools, countryside walks, shops, and transport links. This home is modern, stylish, and ready to move into. Book your viewing today to avoid missing out!





**Ground Floor**



**First Floor**

**Lounge**  
17' 3" x 11' 5" ( 5.26m x 3.48m )

**Kitchen/Diner**  
9' 2" x 19' 5" ( 2.79m x 5.92m )

**Bedroom 1**  
11' 9" x 10' 1" ( 3.58m x 3.07m )

**Bedroom 2**  
9' 8" x 12' 11" ( 2.95m x 3.94m )

**Bedroom 3**  
9' 4" x 9' 2" ( 2.84m x 2.79m )

**Family Bathroom**

**Ensuite**

**Single Garage**

**Agents Note:**  
Heating to the property is served by electric. Please contact the branch for more details

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

### Orchard Way, Wisbech St. Mary, Wisbech

- Modern 3-bedroom terraced home
- Bright lounge and spacious kitchen/diner
- Garage and off-road parking
- Located on a sought-after new build development
- Close to amenities, schools & countryside
- Popular village location - great for families

Tenure: Freehold EPC Rating: B

Council Tax Band: C

# £210,000

### Directions to this property:

From Wisbech Freedom Bridge roundabout, take the former A47, Nene Quay, signposted Peterborough to the first set of traffic lights and turn right over the bridge. Turn immediately left into North Brink and continue to the traffic lights. Turn left and continue along North Brink and follow the road round into Barton Road. Proceed to the village of Wisbech St Mary and continue along High Road. Turn right in to Orchard Way,



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB127501](http://williamhbrown.co.uk/Property/WSB127501)



Property Ref:  
WSB127501 - 0006

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