



Old Market, Wisbech PE13 1NB

Welcome to

Old Market, Wisbech

Town living at its finest! This generously sized first-floor flat sits in the heart of Wisbech's historic Old Market-giving you doorstep access to shops, restaurants, and transport links, all while enjoying elevated views of the town's characterful architecture. Offered with no onward chain, this flat is perfect for first-time buyers, investors, or those looking to downsize while staying central. Inside, you're welcomed by a private entrance with stairs rising to the flat, where you'll find a spacious lounge/diner with three sash windows flooding the space with natural light. The separate kitchen is practical and bright, with ample cupboard space and a charming layout. The main bedroom boasts two sash windows, dual radiators, and a rare bonus: a private dressing room with fitted wardrobes and its own window. The second bedroom is ideal as a guest room or home office. A modern bathroom features both a shower cubicle and bathtub, while a utility room provides even more practicality with additional units, sink, and plumbing. Other benefits include gas central heating, and also has an allocated parking space behind the building in a gated, allocated secure parking.





Lounge/Diner

24' x 16' 5" (7.32m x 5.00m)

Kitchen

11' 4" x 9' 5" (3.45m x 2.87m)

Bedroom 1

14' 2" x 11' 10" (4.32m x 3.61m)

Bedroom 2

10' 9" x 8' 10" (3.28m x 2.69m)

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

Welcome to

Old Market, Wisbech

- Spacious 2-bedroom first-floor flat
- Sought-after Old Market location in Wisbech
- No onward chain - move straight in
- Separate kitchen and utility room
- Bathroom with both bath and shower
- Ideal for first-time buyers or investors
- Allocated Secure Parking
- 1087.15 Square Foot Area

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch.

Please note additional fees could be incurred for items such as Leasehold packs.

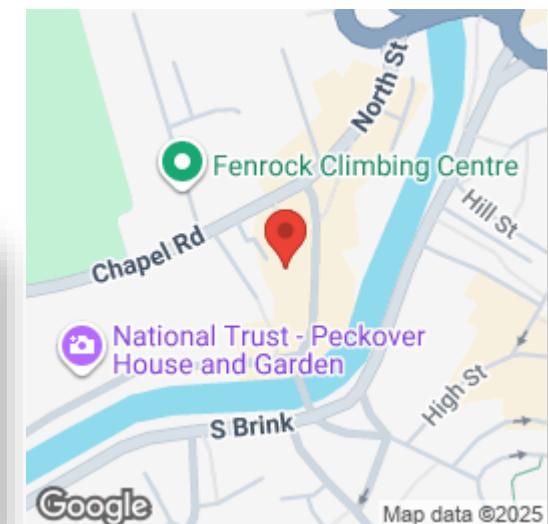
£125,000



view this property online williamhbrown.co.uk/Property/WSB127031

Directions to this property:

From the Wisbech Freedom Bridge roundabout, take the former A47, signposted Peterborough to the first set of traffic lights and turn right over the bridge. Continue into the Old Market where the property will be found on the left hand side.



Please note the marker reflects the postcode not the actual property



Property Ref:
WSB127031 - 0005

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.



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk