



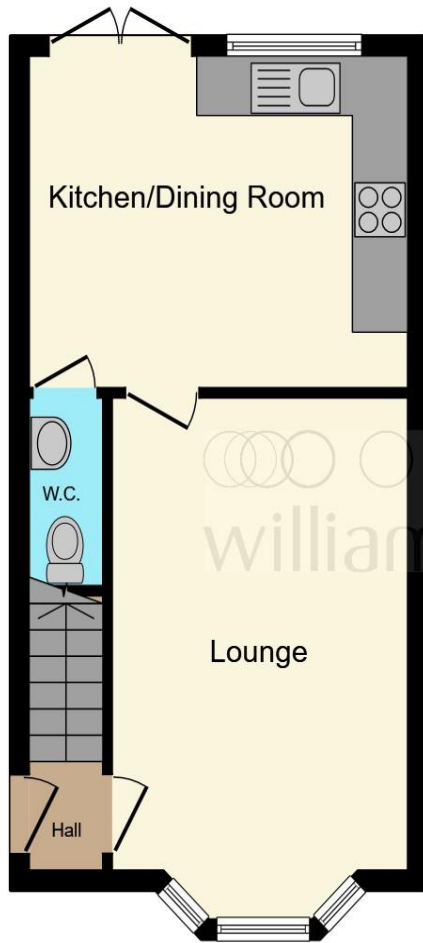
Norwich Road, WISBECH PE13 3TA

Welcome to

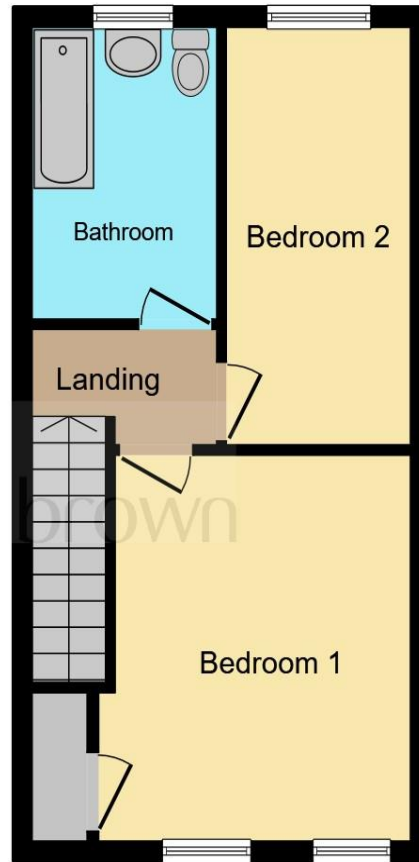
Norwich Road, WISBECH

Located on Norwich Road in Wisbech, this well-presented two bedroom end of terrace house offers an ideal opportunity for first-time buyers, downsizers, or investors alike. The property is conveniently situated close to local shops and amenities, making everyday life simple and practical. The accommodation comprises an entrance hall, a bright lounge with bay window to the front, a handy cloakroom with WC and wash hand basin, and a kitchen fitted with a range of wall and base units, built-in oven, hob, extractor hood, and sink with drainer. Upstairs, there are two double bedrooms and a modern bathroom fitted with a bath with shower over, WC, and wash hand basin. Externally, the home benefits from off-street parking to the rear and a rear garden mainly laid to lawn, providing a low-maintenance outdoor space perfect for relaxing or entertaining. With its excellent location and well-balanced accommodation, this home is sure to attract strong interest. Viewing is highly recommended.





Ground Floor



First Floor

Lounge
15' 7" x 9' 9" (4.75m x 2.97m)

Kitchen
11' 8" x 13' 2" (3.56m x 4.01m)

Cloakroom

Bedroom 1
12' 9" x 10' 1" min (3.89m x 3.07m min)

Bedroom 2
14' 9" x 6' 6" (4.50m x 1.98m)

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

Norwich Road, WISBECH

- First time buyers property
- 2 bedrooms
- end of terrace
- off road parking to the rear
- Viewings Available 7 days a week!

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

£170,000



Please note the marker reflects the
postcode not the actual property

view this property online williambrown.co.uk/Property/WSB127299



Property Ref:
WSB127299 - 0002

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Directions to this property:

From Wisbech Freedom Bridge roundabout take the A1101 signposted Downham Market, follow the road along and turn left onto Norwich Rd. Continue along where the property can be found on the left hand side. Look for our board.



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