



Kirkgate Street, Wisbech, PE13 3QS

Welcome to

Kirkgate Street, Wisbech

This beautifully presented four-bedroom semi-detached house offers the perfect combination of modern style and practical family living. Designed with space and versatility in mind, the home is ready for its new owners to move straight in and enjoy. The ground floor includes a bright and welcoming lounge, a stylish open plan kitchen/diner that's ideal for family meals and entertaining, and a superb 18ft utility room with plenty of storage and workspace. There is also a sun room overlooking the garden and a convenient downstairs WC. Upstairs you'll find four well-sized bedrooms, with the master benefiting from its own en suite shower room. A contemporary family bathroom serves the remaining bedrooms, making it ideal for busy households. Outside, there is a private rear garden designed to be low-maintenance and two allocated parking spaces at the back of the property. With local amenities, schools, and services all within walking distance, this is a fantastic home in a well-connected location.





Ground Floor



First Floor

Lounge
13' 4" x 15' 10" (4.06m x 4.83m)

Sun Room
13' 10" x 10' 1" (4.22m x 3.07m)

Kitchen/Diner
16' 7" x 10' 11" (5.05m x 3.33m)

Utility Room
8' 9" x 18' (2.67m x 5.49m)

Wc

Bedroom 1
9' 4" x 19' 8" (2.84m x 5.99m)

Ensuite

Bedroom 2
10' 2" x 10' 11" (3.10m x 3.33m)

Bedroom 3
8' 9" x 11' 7" (2.67m x 3.53m)

Bedroom 4
7' 4" x 7' 11" (2.24m x 2.41m)

Family Bathroom

Agents Note:
Heating to the property is served by electric Air Source Heating. 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

Welcome to

Kirkgate Street, Wisbech

- Four double bedrooms with en suite to the master
- Spacious lounge and bright sun room
- Open plan kitchen/diner with modern finish
- Large 18ft utility room and ground floor WC
- Contemporary family bathroom
- Low-maintenance rear garden
- Within walking distance of schools and amenities

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

£260,000



Directions to this property:

From Wisbech Freedom Bridge roundabout, take the Lynn Road signposted Walsoken and Port Area. Proceed to the mini roundabout and turn right into Lerowe Road. Continue along and take the first turning left into Grimmers Road, and then first right into Kirkgate Street. The properties will be found on your right hand side, look for our board.



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/WSB127265



Property Ref:
WSB127265 - 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.

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.



william h brown



01945 464451



Wisbech@williambrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williambrown.co.uk