



**Oakroyd Crescent, WISBECH, PE13 3AR**

## Welcome to

## Oakroyd Crescent, WISBECH

CALLING ALL INVESTORS AND FIRST TIME BUYERS ALIKE! Take a look at this well presented, extended semi detached home offering deceptive space and located just outside the town centre! This family home offers loads of space from a 24 ft lounge, a 24 ft kitchen / diner, a ground floor cloakroom, 3 double bedrooms and a 1st floor bathroom. The property will be fully redecorated with new flooring throughout. Outside, there is off road parking to the side with vehicular gates providing additional parking if required. The rear garden is enclosed and offers a tiled patio area to enjoy sheltered evening in those coming summer months! The property is connected to all mains services, is double glazed throughout, is located just 0.5 miles to the town centre and is offered for sale with NO FORWARD CHAIN! Be quick to avoid disappointment!





**Entrance Hall**

**Lounge**

24' 11" x 10' 10" Max ( 7.59m x 3.30m Max )

**Kitchen / Diner**

24' 3" Max x 8' 11" ( 7.39m Max x 2.72m )

**Cloakroom**

**1st Floor Landing**

**Bedroom 1**

14' x 10' 6" ( 4.27m x 3.20m )

**Bedroom 2**

11' 9" x 8' 4" ( 3.58m x 2.54m )

**Bedroom 3**

12' 11" x 8' 9" ( 3.94m x 2.67m )

**Bathroom**

9' 4" Max x 5' 11" ( 2.84m Max x 1.80m )

**Front & Rear Gardens**

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

## Oakroyd Crescent, WISBECH

- NO FORWARD CHAIN
- 3 Double Bedrooms
- Close to Town Centre
- Kitchen / Diner
- Ground Floor Cloakroom
- Off Road Parking

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

# £165,000



### Directions to this property:

From Wisbech Freedom Bridge roundabout, take the Lynn Road signposted Walsoken & Port Area. Continue along and turn left into De-Havilland Road. Continue to the bottom of De-Havilland Road and turn right into Oakroyd Crescent where the property will be found on your left hand side.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB124426](http://williamhbrown.co.uk/Property/WSB124426)



Property Ref:  
WSB124426 - 0010

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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@williamhbrown.co.uk](mailto:Wisbech@williamhbrown.co.uk)



20 High Street, WISBECH, Cambridgeshire,  
PE13 1DE



[williamhbrown.co.uk](http://williamhbrown.co.uk)