



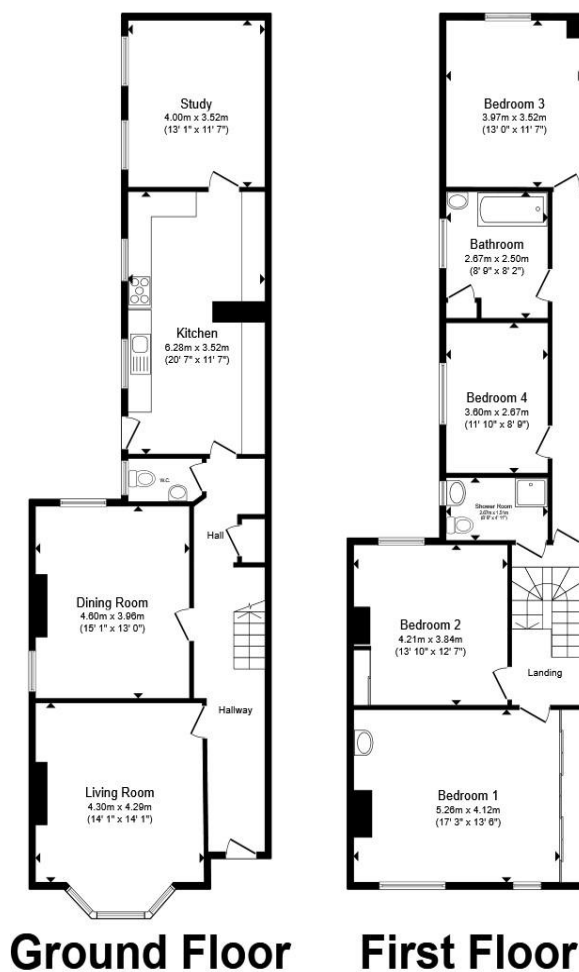
**Queens Road, Wisbech, PE13 2PE**

## Welcome to

## Queens Road, Wisbech

This beautifully presented and deceptively spacious four-bedroom semi-detached home offers superb accommodation throughout, making it the perfect family home. Upon entering you are welcomed by a long and inviting hallway. To the left are two reception rooms, while to the right is the staircase leading to the first floor. Continuing through, you will find a convenient downstairs WC before reaching the impressive kitchen – the true hub of the home. This modern space features integrated appliances, a double oven, a central island with seating, and plenty of worktop space. To the rear of the property is a third reception room, flooded with natural light. Upstairs, the split-level landing provides access to four generous double bedrooms, all offering excellent proportions. The property also benefits from both a separate family bathroom and a shower room, ideal for busy family living. Outside, the private, tranquil landscaped garden has been thoughtfully designed, featuring a decked seating area, lawn, and two sheltered spaces, allowing you to enjoy the garden all year round. The property also benefits from off-street parking and is conveniently located a short walk from the town's amenities. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





**Ground Floor**

**First Floor**

**Hallway**

**Living Room**

**Dining Room**

**Kitchen**

**Study**

**Downstairs Wc**

**First Floor Landing**

**Bedroom One**

**Bedroom Two**

**Shower Room**

**Bedroom Three**

**Bedroom Four**

**Bathroom**

**Agents Note:**

Heating to the property is served by Gas Central Heating and Open Fire. Please contact the branch for more details'

Total floor area 186.1 m<sup>2</sup> (2,003 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

# Welcome to

## Queens Road, Wisbech

- Spacious Semi Detached House
- Four Well Proportioned Double Bedrooms
- Off Street Parking to the Front
- Two Reception Rooms and a Further Home Office/ Play Room
- Two Upstairs Family Bathrooms
- Downstairs WC
- Immaculate Condition Throughout

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

# £325,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB128297](http://williamhbrown.co.uk/Property/WSB128297)



Property Ref:  
WSB128297 - 0003

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.



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