



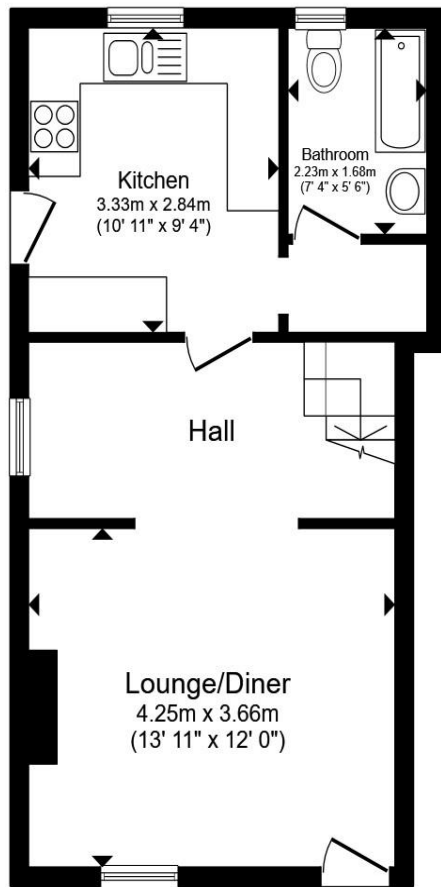
Old Lynn Road, WISBECH, PE13 3SB

Welcome to

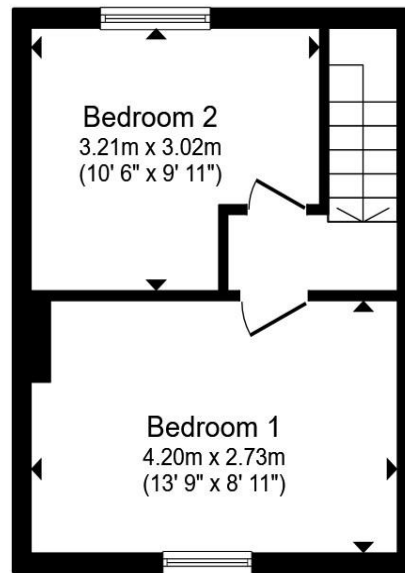
Old Lynn Road, WISBECH

Situated within a non-estate location, this established semi-detached house presents an excellent opportunity for buyers seeking a property with scope to personalise and add value. The accommodation includes two bedrooms and a spacious 19' lounge/dining room, providing a versatile living and entertaining space. The home also benefits from PVCu double glazing and gas radiator central heating, offering a solid foundation for further improvement. While some updating is required, the property offers well-proportioned rooms and strong potential, making it ideal for first-time buyers looking to step onto the ladder or investors seeking a straightforward project. Externally, there is a generous rear garden, providing ample outdoor space with plenty of room for landscaping, extension potential (subject to the necessary permissions), or simply creating an enjoyable garden setting. A competitively positioned home offering space, potential and a desirable non-estate setting.





Ground Floor



First Floor

Lounge/Dining Room

Kitchen

Rear Hallway

Ground Floor Bathroom

First Floor Landing

Bedroom One

Bedroom Two

Total floor area 63.8 m² (687 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

Welcome to

Old Lynn Road, WISBECH

- Established semi-detached house
- Two bedrooms
- 19' lounge/dining room
- Generous rear garden
- Non-estate location

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

£125,000

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the Lynn Road signposted Walsoken & Port Area. Proceed out of town and at the mini roundabout proceed straight on, take the next turning right in to Old Lynn Road and follow the road along, then turn right again. Continue down Old Lynn Road where the property can be found on your left hand side.



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/WSB128308



Property Ref:
WSB128308 - 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



01945 464451



Wisbech@williambrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williambrown.co.uk