





Sefton Avenue, Wisbech PE13 3QN

william h brown

Welcome to

Sefton Avenue, Wisbech

Located in the popular area of Walsoken, this well-maintained one bedroom maisonette offers a fantastic opportunity for first time buyers, downsizers or investors seeking a low-maintenance home in a convenient location. The property is ideally positioned within walking distance of local amenities including shops, a post office and schools, making everyday living both easy and accessible. The accommodation begins with a spacious hallway incorporating a useful utility area. Stairs lead to the first floor landing and into the main living accommodation. The lounge is bright and comfortable, while the kitchen is well-proportioned and practical. The bedroom offers generous space, and the modern shower room completes the internal layout. Externally, the property benefits from its own garden areas to the front and side, mainly laid to lawn, providing outdoor space to relax or entertain. There is also a driveway to the side offering off-road parking for one vehicle. Combining convenience, practicality and private outdoor space, this is a rare opportunity in the area. 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



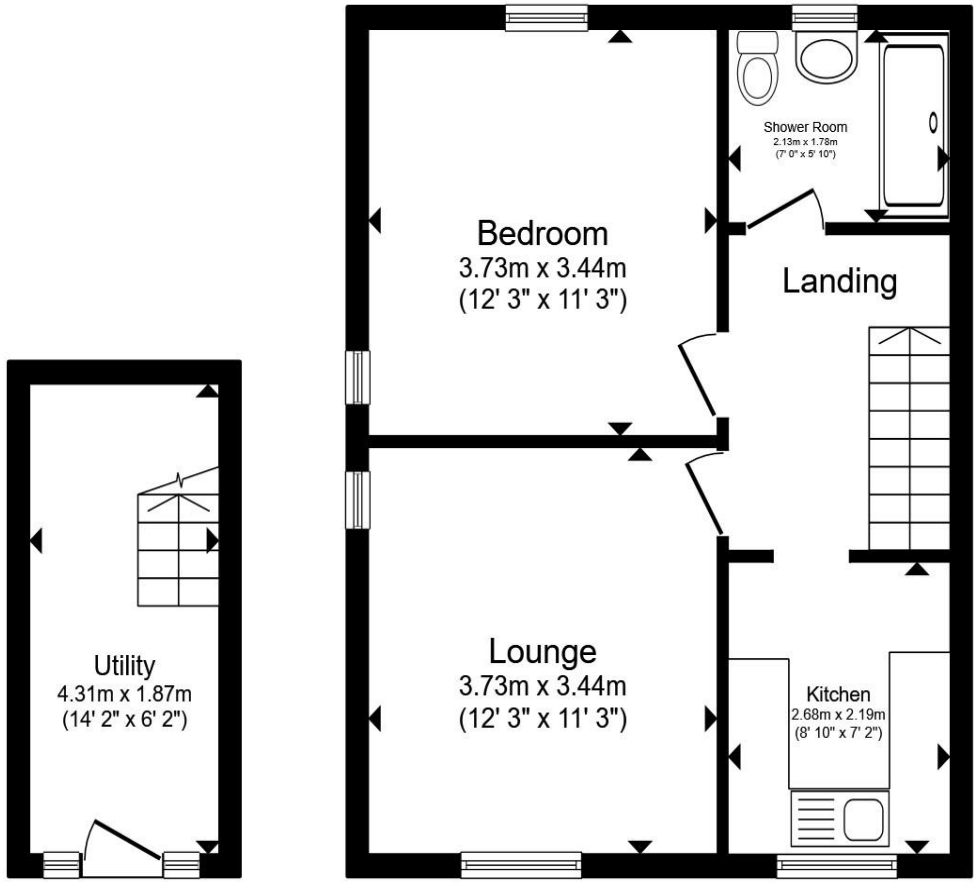












Total floor area 51.4 m² (553 sq.ft.) approx

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

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Ground Floor Utility

First Floor

Kitchen

Lounge

Bedroom

Bathroom

Welcome to

Sefton Avenue, Wisbech

- One bedroom maisonette
- Modern shower room
- Bright lounge
- Private garden to front and side
- Off road parking for one vehicle
- Hallway with utility area
- Close to shops, schools and post office
- Ideal first time buy or investment

Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: Ask Agent
Ground Rent: Ask Agent

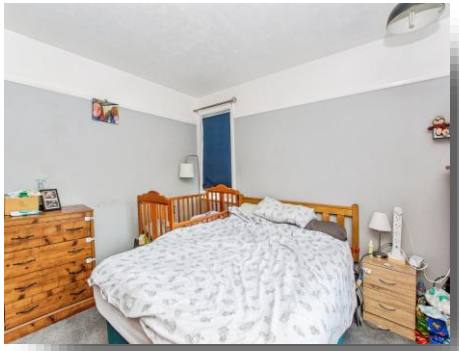
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

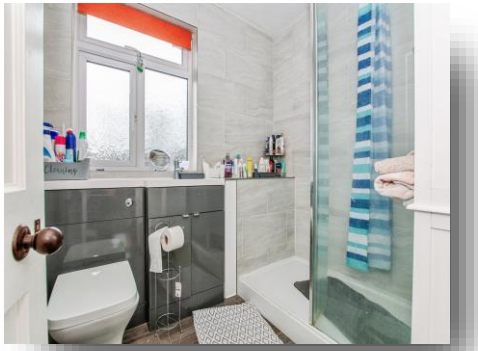
£90,000

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 turn right into Lerowe Road. Continue down Lerowe Road and take the first turning right into Sefton Avenue, where the property can 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 williamhbrown.co.uk/Property/WSB128293

The Property Ombudsman

Property Ref:
WSB128293 - 0004

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.

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