





Sefton Avenue, Wisbech PE13 3QN

william h brown

Welcome to

Sefton Avenue, Wisbech

Situated on the popular Sefton Avenue in Wisbech, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for families, first-time buyers, or those seeking extra living space. The property welcomes you with a bright and airy lounge, providing the perfect space to relax or entertain. To the rear, a generous kitchen diner offers ample worktop and storage space, along with a dedicated dining area ideal for family meals and social occasions. Upstairs, there are three well-proportioned bedrooms, offering flexibility for family life, home working, or guest accommodation. A modern three-piece family bathroom serves the first floor. Externally, the property benefits from a large driveway providing ample off-road parking, together with extensive storage options for tools, bikes, and garden equipment. The substantial rear garden offers excellent outdoor space for children, keen gardeners, or those who enjoy entertaining outdoors. This attractive home combines comfortable living space with practical features, making it a fantastic opportunity in a sought-after residential location. 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.



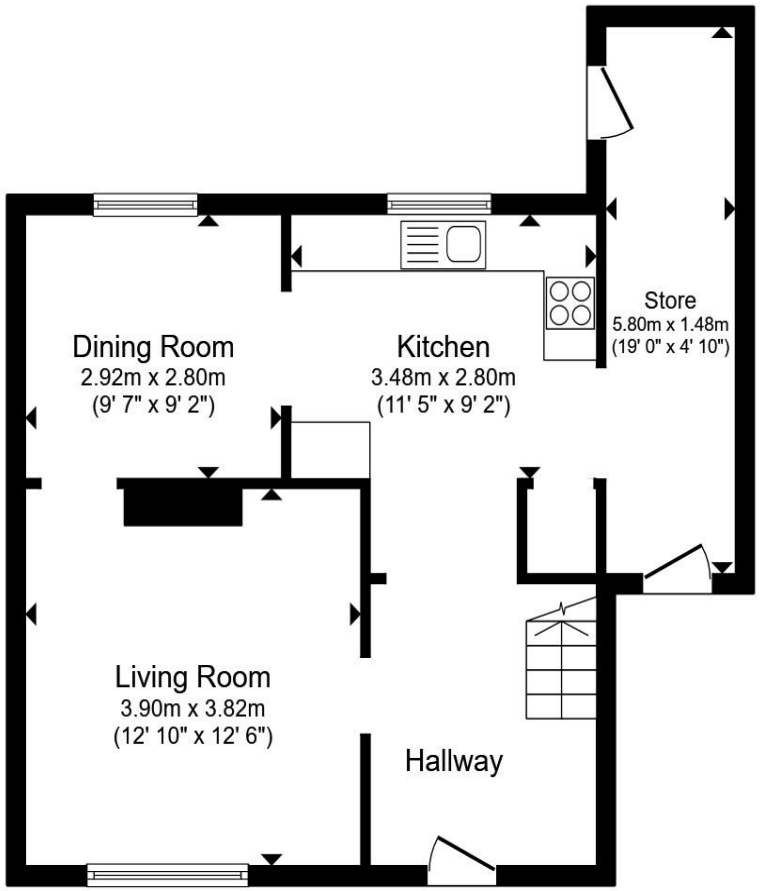




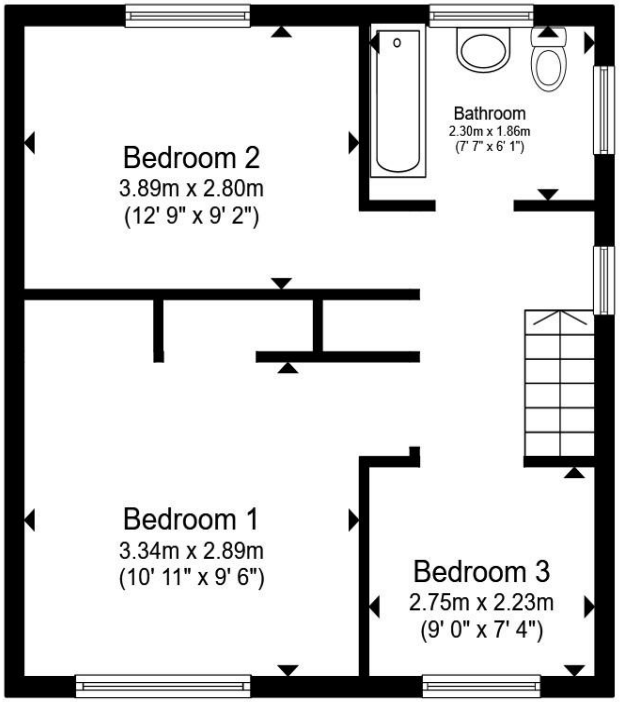








Ground Floor



First Floor

Entrance Hallway

Living Room

Kitchen

Dining Room

Store

First Floor

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Total floor area 98.7 m² (1,062 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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Sefton Avenue, Wisbech

- NO ONWARD CHAIN
- THREE BEDROOMS
- DRIVEWAY
- LARGE GARDEN
- THREE PIECE BATHROOM

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

offers over

£190,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB129192

The Property Ombudsman

Property Ref:
WSB129192 - 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.

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