





**Osborne Road, Wisbech PE13 3JW**

william h brown

*Welcome to*

# Osborne Road, Wisbech

This established semi-detached house offers well-proportioned accommodation and excellent potential for a wide range of buyers, all available with the benefit of no onward chain. The property provides three bedrooms together with two reception rooms, creating flexible living space ideal for families, first-time buyers or investors. The layout also includes a practical ground floor bathroom. Further benefits include PVCu double glazing and gas radiator central heating, ensuring comfort throughout the year. Externally, the home enjoys a generous rear garden, providing excellent outdoor space for families, entertaining or keen gardeners. Offering spacious accommodation, practical features and scope to personalise, this is a fantastic opportunity to secure a well-located home with no onward chain complications. 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.



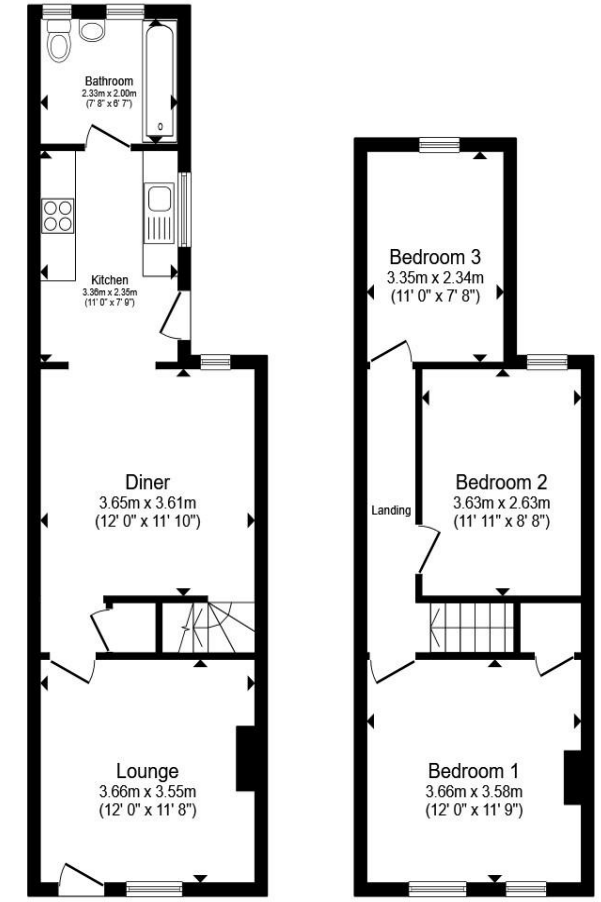











**Ground Floor** **First Floor**

**Lounge**

**Dining Room**

**Kitchen**

**Downstairs Bathroom**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

Total floor area 80.9 m² (870 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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## Osborne Road, Wisbech

- Established semi-detached house
- Three bedrooms
- Two receptions
- PVCu double glazing
- No onward chain

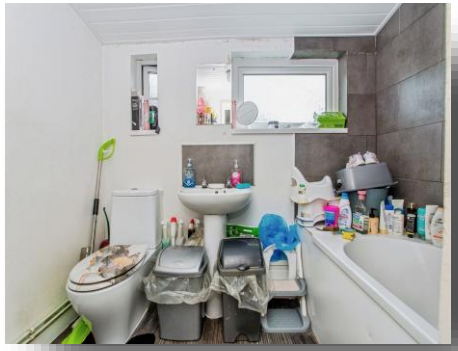
Tenure: Freehold EPC Rating: D
Council Tax Band: A

**Directions to this property:**

From Wisbech Freedom Bridge roundabout, take the Lynn Road signposted Walsoken & Port Area. Proceed out of town and continue along. At the third set of traffic lights turn left into Mount Pleasant Road. Continue along for approximately half a mile and turn right into Osborne Road where the property is on the right hand side.

# £130,000










Please note the marker reflects the postcode not the actual property

**view this property online** williamhbrown.co.uk/Property/WSB128654

The Property Ombudsman

Property Ref:
WSB128654 - 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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