





Station Drive, Wisbech PE13 2PP

william h brown

Welcome to

Station Drive, Wisbech

Upon entering the property, you are welcomed by a versatile and spacious ground floor layout, comprising two reception rooms, ideal for both relaxing and entertaining. The home further benefits from a generously sized kitchen, providing ample space for dining and everyday family living. To the first floor, the property offers two well-proportioned double bedrooms, alongside a third bedroom, making it perfectly suited for growing families, those working from home, or buy-to-let investors. A three-piece family bathroom suite completes the accommodation. Externally, the property truly excels, occupying a deceptively large plot, with a substantial rear garden offering fantastic potential for extension (STPP), landscaping, or outdoor enjoyment. With its spacious accommodation, sizeable plot, and sought-after location, this property represents a fantastic opportunity for a variety of purchasers looking to put their own stamp on a home. Early viewing is highly recommended to fully appreciate all that is on offer. 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.













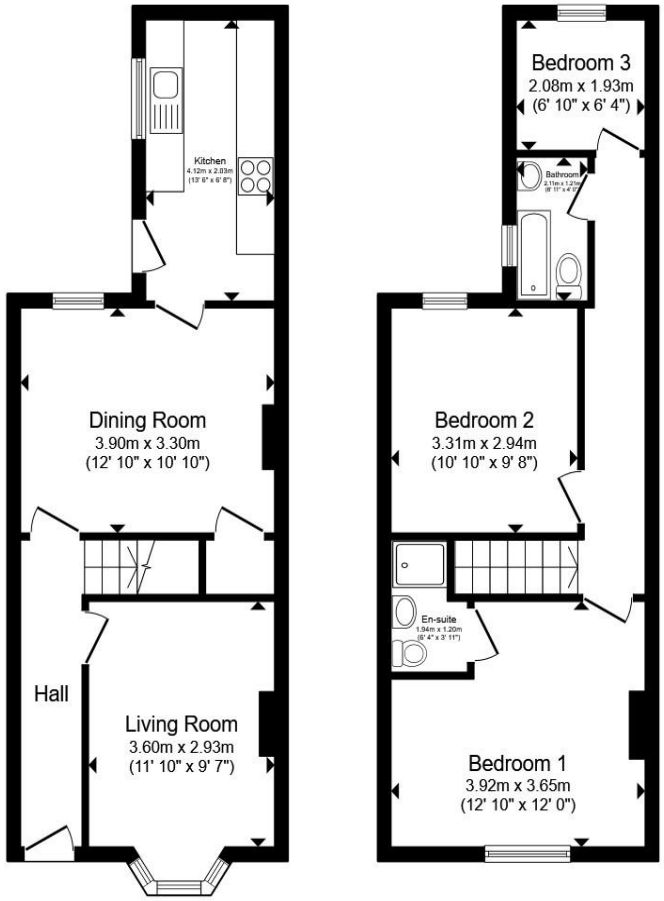

Entrance Hall

Lounge

Dining Room

Kitchen

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Family Bathroom

Total floor area 80.9 m² (871 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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Welcome to

Station Drive, Wisbech

- No Onward Chain
- Detached
- Large Plot
- 2 Reception Rooms
- 3 Bedrooms
- View Today!!

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

£165,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB129162

The Property Ombudsman

Property Ref:
WSB129162 - 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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