£105,000

53 West Street, Wisbech, PE13 2LY



To arrange a viewing call us now on 01354 701000

Offered with no chain this home is located close to all of the local amenities and boasts a good size lounge, kitchen with oven and hob, utility area, ground floor shower room and three bedrooms to the first floor. Outside there is a low maintenance rear garden. The home benefits from a new boiler fitted 2026. EPC C



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Ground Floor

Lounge
4.33m (14'3") x 3.28m (10'9")
Window to front, radiator, open plan to:

Kitchen
4.09m (13'5") x 2.68m (8'10")
Fitted with wall and base units with integral oven and hob, radiator, stairs to first floor, open plan to:

Utility Area
Window to rear, sink unit, space for washing machine, door to garden.

Shower Room
Fitted with shower cubicle, wash hand basin and WC, window to rear, radiator.

First Floor & Landing

Bedroom 1
4.29m (14'1") x 3.35m (11')
Two windows to front, radiator.

Bedroom 2
2.72m (8'11") x 2.57m (8'5")
Window to rear, double cupboard, radiator.

Bedroom 3
2.19m (7'2") x 1.90m (6'3")
Window to rear, radiator.

Outside
There is a rear garden laid to low maintenance block weave and patio.

Freehold
Council tax band A

Buyer ID Checks
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.
The cost is £66.67 plus VAT per transaction (£80 inc VAT), payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

Disclaimer
All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

Ellis Winters also provides professional Lettings, Property Management, Estate Management and Block Management services. Whether you are considering renting your property to support your next move, exploring buy-to-let opportunities, seeking a review of your existing portfolio, or looking for expert management support, our experienced team is on hand to assist. Please contact us using the details above to discuss your requirements.

ellis winters 52 High Street, March, Cambridgeshire, PE15 9JR
Tel: 01354 701000 **Email**: info@elliswinters.co.uk **ww**.elliswinters.co.uk