



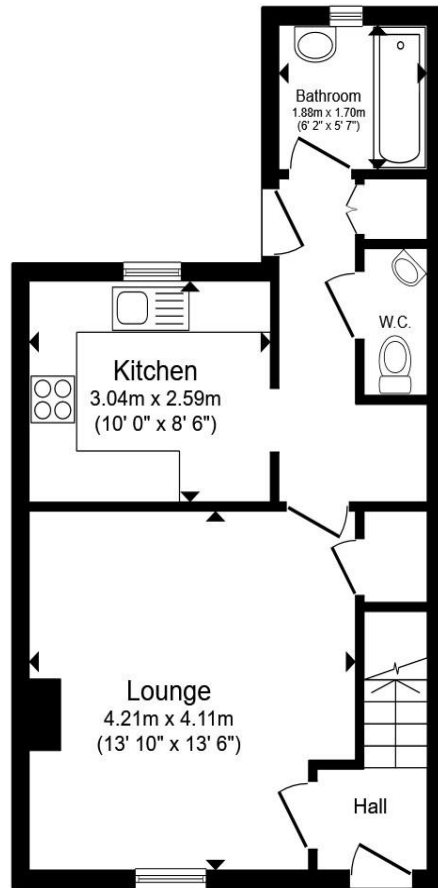
Council Road, Wisbech PE13 3UP

welcome to

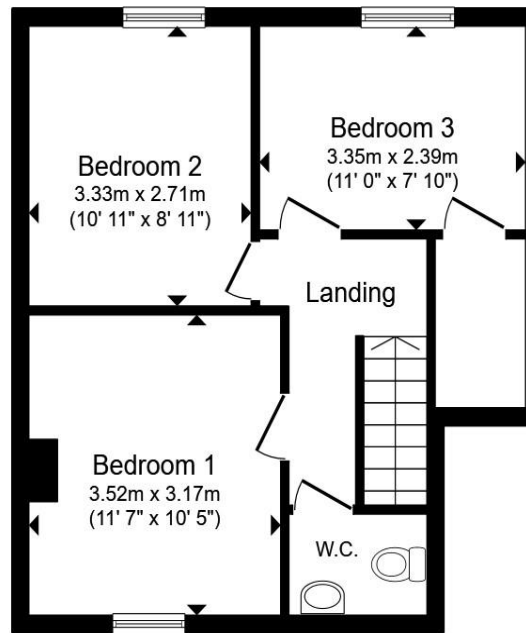
Council Road, Wisbech

This spacious three-bedroom mid-terrace home offers generous living accommodation throughout and is ideally positioned within a popular village location close to local amenities. Upon entering the property, you are welcomed into a large living room situated to the left, providing a bright and comfortable space for relaxing or entertaining. To the rear of the home is a well-proportioned kitchen. At the very back of the property sits a downstairs family bathroom fitted with a shower over bath. The enclosed rear garden offers a private outdoor space, perfect for families, pets or future landscaping potential. Upstairs, the property boasts three large double bedrooms, one of which benefits from an additional area ideal for a walk-in wardrobe or dressing space. Completing the first floor is a convenient separate WC. Externally, the property benefits from a driveway to the front providing off-road parking for one vehicle. Located in a desirable village setting, the home is within easy reach of primary schools, nurseries, local shops and a variety of food establishments, making it a fantastic option for families and commuters alike. While the property is in need of refurbishment, it presents an excellent opportunity for investors or first-time buyers looking to add value and create a home to their own taste.





Ground Floor



First Floor

Entrance Hall

Lounge

Rear Hallway

Kitchen

Bathroom

Seperate Wc

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Seperate Wc

Total floor area 80.3 m² (864 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

Welcome to

Council Road, Wisbech

- 3 Generous Double Bedrooms
- Enclosed Rear Garden
- Driveway
- Spacious Living
- No Onward Chain
- Scope to update and modernise throughout

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£145,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128254



Property Ref:
WSB128254 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk