



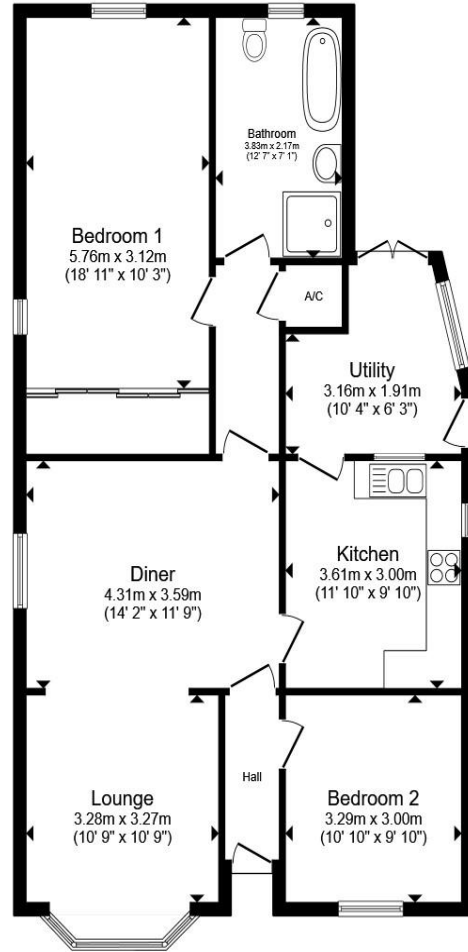
Lynn Road, Wisbech PE14 7AL

Welcome to

Lynn Road, Wisbech

The property is approached via a generous frontage, boasting a large driveway that provides ample off-road parking for multiple vehicles. Upon entering, you are welcomed into a bright and inviting lounge, enhanced by an impressive bay window that floods the space with natural light, creating a warm and homely atmosphere. The lounge flows seamlessly into a spacious dining area, perfect for entertaining guests or enjoying family meals. The property offers two well-proportioned bedrooms, with the master bedroom benefiting from built-in wardrobes, providing excellent storage solutions. A generously sized four-piece bathroom suite serves the home, offering both comfort and practicality. To the rear of the property, a delightful sunroom provides the perfect space to relax and enjoy views of the garden, making it an ideal spot for summer evenings. Externally, the property continues to impress with a substantial rear garden, featuring raised beds—perfect for keen gardeners or those looking to create their own outdoor haven. Viewing is highly recommended to fully appreciate the space, setting, and potential this wonderful home has to offer





Entrance Hall

Lounge Section

Dining Room Section

Kitchen

Utility

Bedroom One

Bedroom Two

Bathroom

Agents Note:

'Waste from the property is served by Cesspit. Contact the branch for more details'

Total floor area 95.9 m² (1,032 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

Lynn Road, Wisbech

- TWO BEDROOMS
- DETACHED BUNGALOW
- BOILER UNDER WARRANTY
- BAY WINDOWS
- LARGE DRIVEWAY

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

£260,000



Please note the marker reflects the
postcode not the actual property

view this property online williambrown.co.uk/Property/WSB128688



Property Ref:
WSB128688 - 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@williambrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williambrown.co.uk