



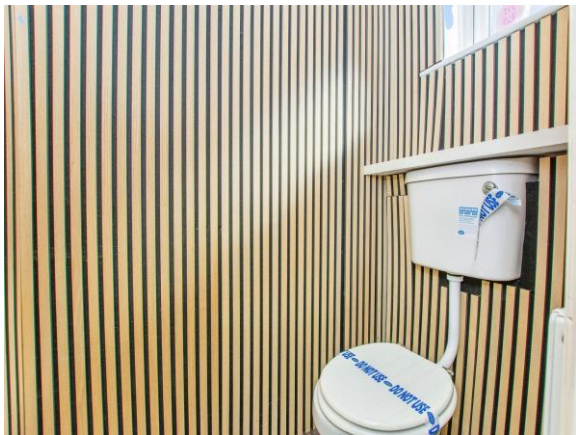
**Tinkers Drove, Wisbech PE13 3PQ**

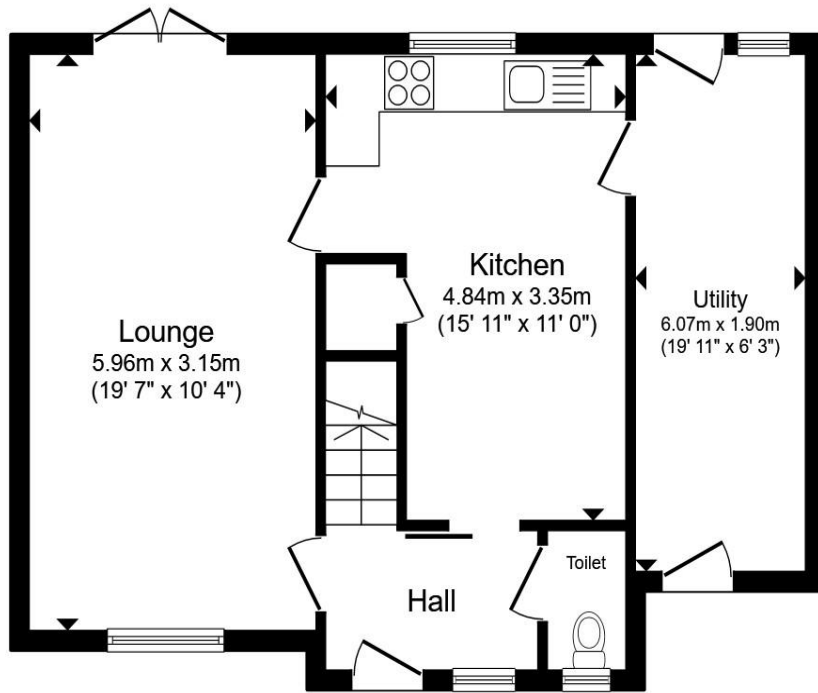
## Welcome to

### Tinkers Drove, Wisbech

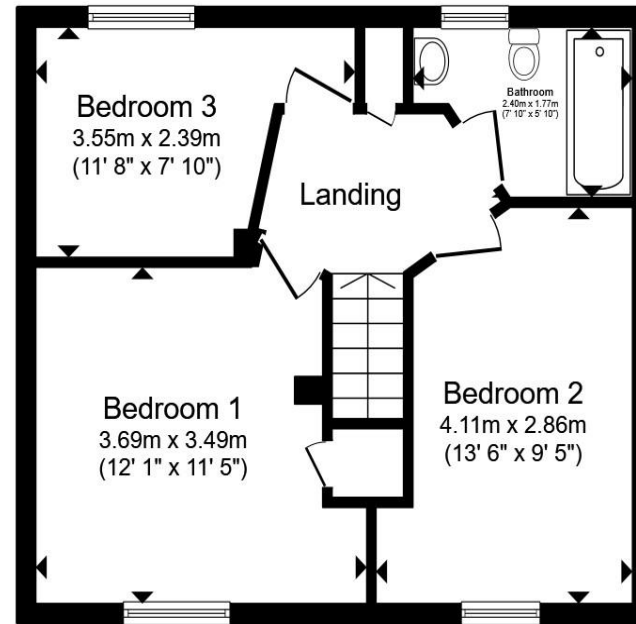
Conveniently situated less than a mile from the town centre, this established semi-detached house offers spacious, well-appointed accommodation and is available with the benefit of no onward chain. The property provides three bedrooms, making it ideal for families, first-time buyers or investors. The ground floor features a generous 19' lounge, creating a bright and comfortable living space for relaxing and entertaining. The home also benefits from a refitted kitchen, thoughtfully updated with modern units and work surfaces, together with a useful utility room for added practicality. A downstairs cloakroom further enhances the functionality of the layout. Upstairs, the accommodation is complemented by a refitted bathroom, finished in a contemporary style. Externally, the property offers private driveway parking, a valuable feature for homes so close to local amenities and the town centre. Combining modern improvements, generous room sizes and a highly convenient location, this is an excellent opportunity to secure a well-located home ready for immediate occupation.

\*Disclaimer: All services/appliances have not and will not be tested\*





**Ground Floor**



**First Floor**

- Entrance Hall**
- Downstairs Cloakroom**
- Lounge**
- Kitchen**
- Utility Room**
- First Floor Landing**
- Bedroom One**
- Bedroom Two**
- Bedroom Three**
- Bathroom**

Total floor area 91.6 m<sup>2</sup> (986 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](http://www.propertybox.io)



## Welcome to

### Tinkers Drove, Wisbech

- Established semi-detached house
- Three bedrooms
- Refitted kitchen and bathroom
- Utility and cloakroom
- CHAIN FREE

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

# £180,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB128444](http://williamhbrown.co.uk/Property/WSB128444)



Property Ref:  
WSB128444 - 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.

## Directions to this property:

From Wisbech Freedom Bridge roundabout take the Lynn Road signposted Walsoken and proceed to the second set of traffic lights. Continue straight on and turn left into Tinkers Drove, where the property can be found on the left hand side.



william h brown



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