



**Staithe Road, Wisbech PE13 3TF**

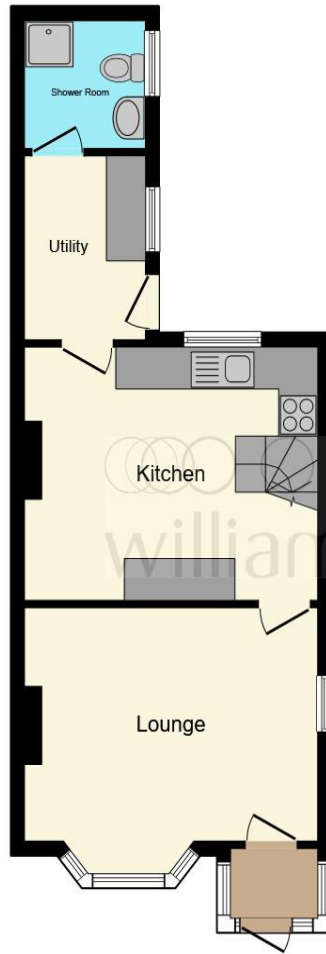


## **Welcome to**

### **Staithe Road, Wisbech**

Set on the ever-popular Staithe Road, this established three-bedroom semi-detached home presents a fantastic opportunity for buyers looking to make their mark. Well-maintained and offering excellent potential to improve, the property features a refitted ground floor wet room, a practical utility room, and a double-width driveway providing ample off-road parking. With no onward chain, the home is ready for a smooth and speedy purchase - ideal for those looking to move quickly or take on a light renovation project. A solid, spacious home in a sought-after location with plenty of scope to add value - early viewing is recommended.





**Ground Floor**



**First Floor**

## Entrance Porch

## Lounge

10' 10" exc bay x 14' 9" max ( 3.30m exc bay x 4.50m max )

## Kitchen

11' 10" x 14' 9" max ( 3.61m x 4.50m max )

## Utility Room

8' 7" x 5' 11" ( 2.62m x 1.80m )

## Wet Room

## First Floor Landing

## Bedroom One

11' 10" x 11' 10" max ( 3.61m x 3.61m max )

## Bedroom Two

10' 11" x 8' 10" max ( 3.33m x 2.69m max )

## Bedroom Three

7' 11" x 5' 7" ( 2.41m x 1.70m )

## Outside

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.focalagent.com](http://www.focalagent.com)

**Welcome to**

## **Staithe Road, Wisbech**

- Established semi-detached house
- Three bedrooms
- Refitted wet room
- Off-road parking
- No onward chain

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

### **Directions to this property:**

From the Wisbech Freedom Bridge roundabout take the A1101 signposted Downham Market. At the third set of traffic lights turn left into Norwich Road. Continue along and at the mini roundabout proceed straight on. Follow the road round the bends and turn right into Staithe Road, where the property can be found on the right hand side.

**£165,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB127305](http://williamhbrown.co.uk/Property/WSB127305)



Property Ref:  
WSB127305 - 0003

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