



**Colvile Road, Wisbech, PE13 2ET**

## Welcome to

### Colvile Road, Wisbech

Tucked away on Colvile Road in Wisbech, this 3 bedroom detached home offers much more than meets the eye. From the unexpectedly spacious rear garden to the generous parking and garage, this property is ideal for families or first-time buyers looking for space and potential. Inside, the ground floor features a bright living room, a versatile front reception room, and a kitchen overlooking the rear garden. Upstairs you'll find three well-proportioned bedrooms and a family bathroom. Set in a popular residential area close to local schools, shops, and amenities, this property also boasts off-road parking for multiple vehicles, a single garage, and a private garden perfect for entertaining or enjoying outdoor space. Whether you're upsizing, buying your first home, or seeking a property with long-term value-this is not one to miss. Call today to book your viewing!





**Ground Floor**



**First Floor**

**Lounge**

11' 5" x 17' 3" ( 3.48m x 5.26m )

**Reception Room**

14' 4" into bay x 11' 2" ( 4.37m into bay x 3.40m )

**Kitchen**

12' 1" x 9' 9" ( 3.68m x 2.97m )

**Bedroom 1**

12' max x 11' 2" ( 3.66m max x 3.40m )

**Bedroom 2**

11' 1" x 11' 5" into bay ( 3.38m x 3.48m into bay )

**Bedroom 3**

5' 11" x 8' 5" ( 1.80m x 2.57m )

**Family Bathroom**

**Garage**

**Agents Note:**

We are aware that there is a Tree Protection Order in place. Please contact the branch for more details.'

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

### Colvile Road, Wisbech

- 3 Bedroom Detached House
- Generous Rear Garden
- Two Reception Rooms
- Garage & Ample Off-Road Parking
- Family Bathroom Upstairs
- Popular Location Close to Amenities
- Ideal Family Home or First Time Buy
- Call Now to Arrange Your Viewing

Tenure: Freehold EPC Rating: E

Council Tax Band: B

# £225,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/WSB127639](http://williambrown.co.uk/Property/WSB127639)



Property Ref:  
WSB127639 - 0004

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 for Walsoken and port area, Turn right into Clarkson Avenue, proceed to the bottom and then turn left and left again into Colvile Road. The property will then be found on the right hand side,



william h brown



**01945 464451**



[Wisbech@williambrown.co.uk](mailto:Wisbech@williambrown.co.uk)



20 High Street, WISBECH, Cambridgeshire,  
PE13 1DE



[williambrown.co.uk](http://williambrown.co.uk)