



**Magazine Lane, Wisbech PE13 1LJ**

## Welcome to

### Magazine Lane, Wisbech

Perfectly positioned within walking distance of the town centre and grammar school, this established three-bedroom semi-detached house on Magazine Lane offers spacious living with a superb garden and the advantage of no onward chain. Inside, two welcoming reception rooms provide flexibility for both family living and entertaining, while a practical layout includes a separate WC to complement the main bathroom. The three bedrooms are well-proportioned, creating comfortable space for families or those needing a home office. A standout feature of this property is the generous rear garden, a wonderful outdoor space for relaxing, entertaining, or gardening. At the far end, a timber workshop adds excellent potential for hobbies or storage. With its blend of space, convenience, and potential, this home is ideal for buyers seeking a well-located property to make their own. Offered with no onward chain, it represents a great opportunity close to local amenities and schools.





**Ground Floor**

**First Floor**

**Front Porch**

**Entrance Hall**

**Lounge**

13' 9" into bay x 11' 5" maximum ( 4.19m into bay x 3.48m maximum )

**Dining Room**

15' 11" x 9' 2" maximum ( 4.85m x 2.79m maximum )

**Kitchen**

14' 1" x 6' 5" maximum ( 4.29m x 1.96m maximum )

**Rear Lobby**

**Separate Wc**

**First Floor Landing**

**Bedroom One**

11' 11" x 8' 10" excluding wardrobes ( 3.63m x 2.69m excluding wardrobes )

**Bedroom Two**

9' 7" x 9' 2" maximum ( 2.92m x 2.79m maximum )

**Bedroom Three**

6' x 10' ( 1.83m x 3.05m )

**Bathroom**

6' x 6' 4" ( 1.83m x 1.93m )

**Workshop 1**

11' 2" x 9' 4" ( 3.40m x 2.84m )

**Workshop 2**

11' 7" x 9' 4" ( 3.53m x 2.84m )

**Agents Note:**

'There is a easement on the title, please enquire with the branch' - Shared Access to Rear.

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

## Welcome to

### Magazine Lane, Wisbech

- Established semi-detached house
- Three bedrooms
- Two reception rooms
- Generous rear garden with timber workshop
- No onward chain

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

# £170,000



### Directions to this property:

From Wisbech Freedom roundabout, take the A47 signposted Peterborough to the first set of traffic lights. Turn right over the bridge and then immediately left into North Brink. Continue down North Brink to the next set of traffic lights and turn left. Continue along and bear left continuing down North Brink. Turn right into Magazine Lane where the property will be found on your right hand side.



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/WSB126648](http://williambrown.co.uk/Property/WSB126648)



Property Ref:  
WSB126648 - 0006

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