



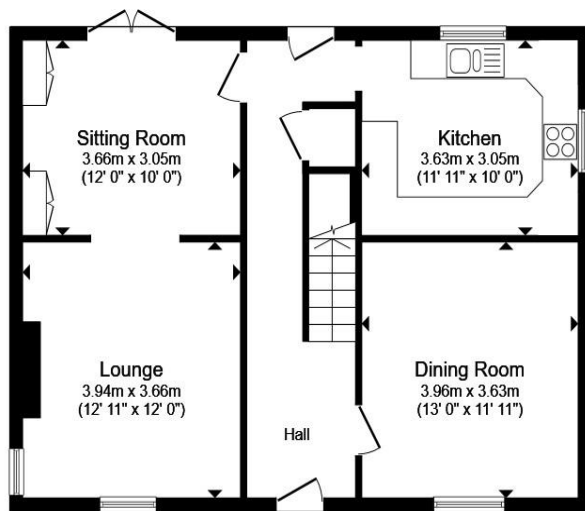
Main Road, Friday Bridge Wisbech PE14 0HJ

Welcome to

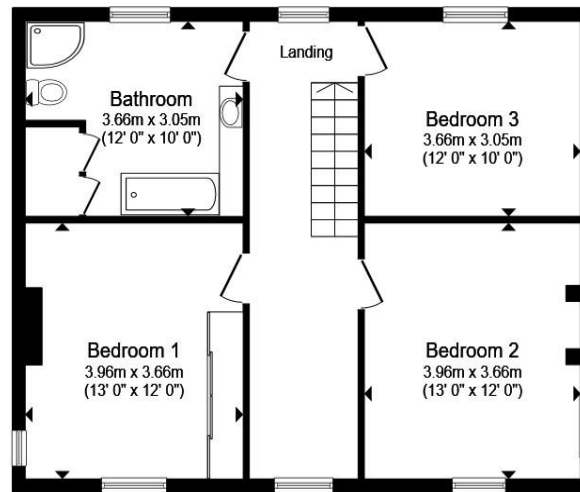
Main Road, Friday Bridge Wisbech

Situated on Main Road, Friday Bridge, this three bedroom detached house offers generous living space and a practical layout, ideal for families or buyers looking to personalise a home in a well-connected village setting. The property is entered via an entrance hall. To the right is a separate dining room, while further along the hall on the right sits the kitchen. To the left at the end of the hallway is access to a large lounge, which also provides additional dining space and features double doors opening to the rear, allowing for a bright and open feel. Upstairs, the accommodation comprises three double bedrooms and a family bathroom, providing well-balanced living space across the first floor. Externally, the property benefits from gravelled areas for off-road parking, accessed via a rear road, adding convenience without impacting the front aspect. Not to forget the convenient workshop/garage.

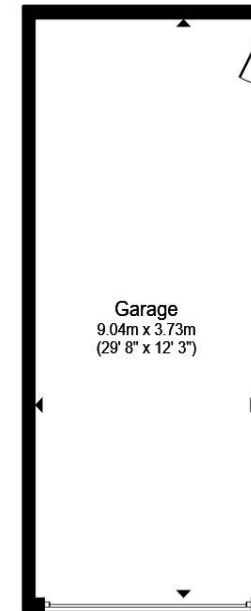




Ground Floor



First Floor



Garage

Entrance Hall

Lounge

Sitting Room

Dining Room

Kitchen

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Family Bathroom

Agents Note:

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

Total floor area 166.9 m² (1,796 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

Main Road, Friday Bridge Wisbech

- Three bedroom detached house
- Separate dining room
- Large lounge/additional dining space
- Three double bedrooms upstairs
- Garage / Workshop
- Gravelled off-road parking accessed via back road
- Gas Heating
- Popular Friday Bridge location

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

£295,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128097



Property Ref:
WSB128097 - 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.



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