



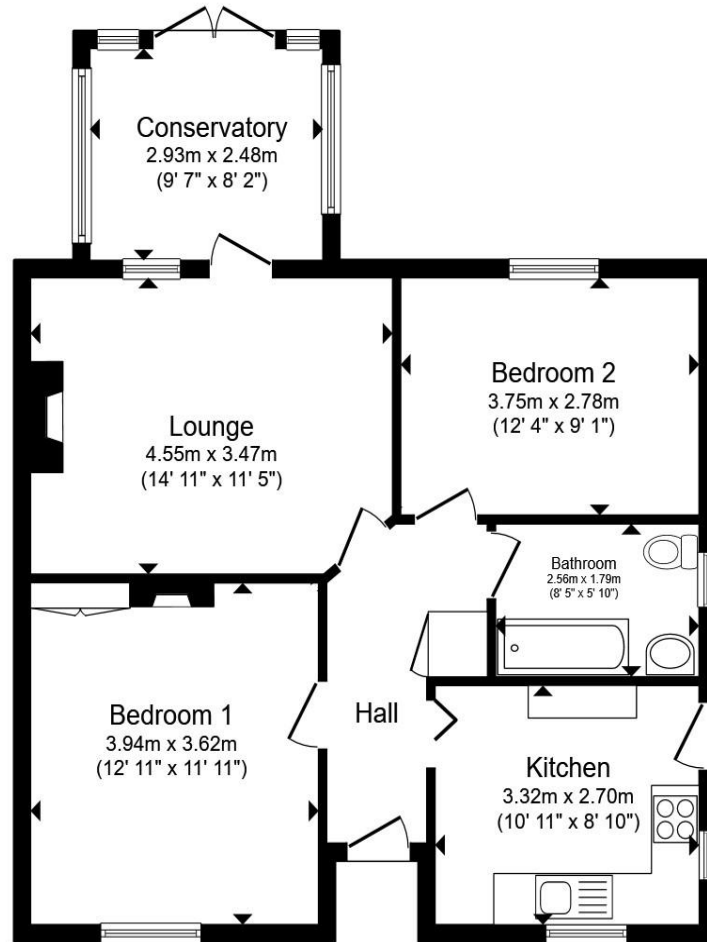
**Boyces Road, Wisbech, PE13 2JT**

## Welcome to

### Boyces Road, Wisbech

Set within a non-estate location, this established detached bungalow offers comfortable, single-level living with the benefit of no onward chain, making it ideal for downsizers or buyers seeking a smooth, uncomplicated move. The accommodation includes two well-proportioned double bedrooms, alongside a bright living space that flows into a conservatory, creating an inviting area to relax while enjoying views of the garden throughout the seasons. The vendor advises that the loft space is partially boarded providing additional storage space. Externally, the property benefits from off-road parking and a car port, providing practical and sheltered parking options. The detached nature of the bungalow offers a greater sense of privacy, while the non-estate setting adds to the appeal for those seeking a more individual location. Offering scope to personalise and enjoy at your own pace, this is a well-balanced bungalow in a convenient and desirable setting.





**Entrance Hall**

**Lounge**

**Conservatory**

**Kitchen**

**Bedroom One**

**Bedroom Two**

**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 70.0 m<sup>2</sup> (754 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

### Boyces Road, Wisbech

- Established detached bungalow
- Two double bedrooms
- Conservatory
- Non-estate location
- No onward chain

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

# £185,000



### Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Proceed to the third set of traffic lights and turn left into Norwich Road. Continue along and turn right into Boyces Road where the property will be found on your left hand side.



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/WSB128140](http://williambrown.co.uk/Property/WSB128140)



Property Ref:  
WSB128140 - 0005

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