





Waterlees Road, Wisbech PE13 3HB

william h brown

Welcome to

Waterlees Road, Wisbech

Situated in the highly regarded Walsoken area of Wisbech, this established end terraced house offers spacious, well-presented accommodation and is available with the added benefit of no onward chain. Occupying a non-estate location, the property is ideal for first-time buyers, downsizers or investors alike. The home features two generous double bedrooms, complemented by an impressive 24' lounge/dining room, providing an excellent open space for both relaxing and entertaining. The refitted kitchen has been finished in a contemporary style, offering ample storage and workspace for modern day living. The accommodation is further enhanced by a stylish refitted four-piece bathroom, complete with both a separate bath and shower, adding a touch of luxury and practicality. Conveniently located within easy reach of local amenities, schools and transport links, this attractive home combines modern improvements with a sought-after residential setting. Offering generous accommodation, quality upgrades and a desirable location, this is an excellent opportunity to acquire a move-in ready home with no onward chain. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



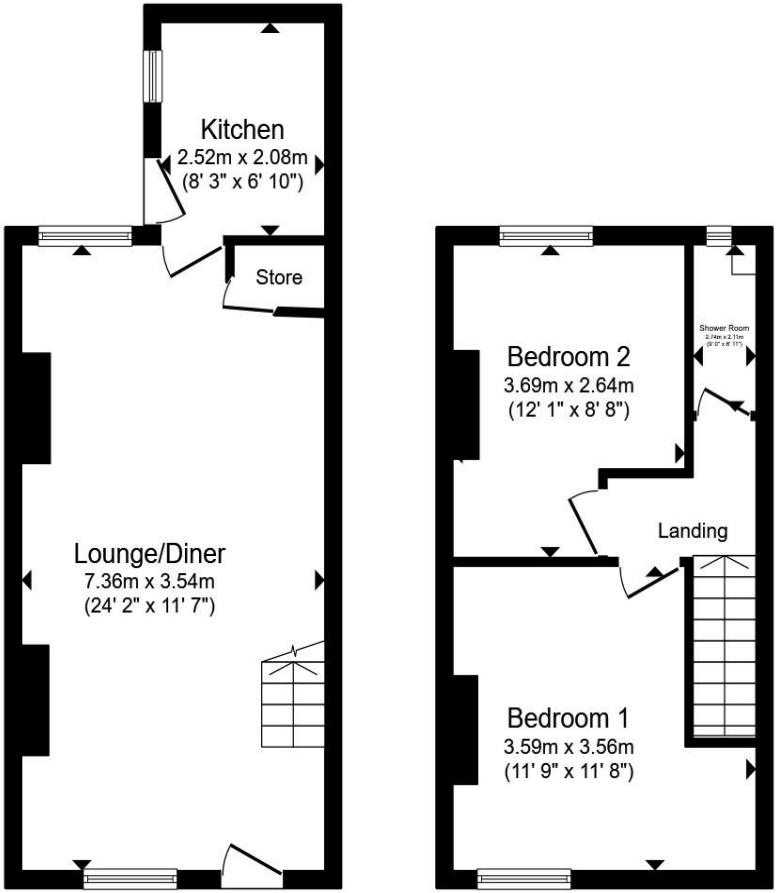












Lounge/Dinging Room

Kitchen

First Floor Landing

Bedroom One

Bedroom Two

Bathroom

Total floor area 62.1 m² (669 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

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Welcome to

Waterlees Road, Wisbech

- Beautifully refurbished
- Established end terraced house
- Two double bedrooms
- 24' Lounge/dining room
- Refitted kitchen and bathroom
- No onward chain

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

Directions to this property:

From Wisbech Freedom Bridge roundabout take the Lynn Road signposted Walsoken. Proceed out of town and at the mini roundabout continue straight on. At the next traffic lights turn left into Walton Road, then left again into Waterlees Road. Follow the road round where the property is on the left hand side.

£135,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB129078

The Property Ombudsman

Property Ref:
WSB129078 - 0003

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.

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