





York Road, Wisbech PE13 2EB

william h brown

Welcome to

York Road, Wisbech

This three-bedroom semi-detached home offers an excellent opportunity for buyers looking to put their own stamp on a property. Requiring some redecoration throughout, the property has plenty of potential to create a fantastic family home or investment. The accommodation comprises a spacious living room/diner, kitchen and family bathroom to the ground floor. Upstairs, there is a generous master bedroom and two further well-sized bedrooms. Outside, the property benefits from a good-sized rear garden with a patio seating area and the remainder laid to lawn, providing plenty of outdoor space to enjoy. Conveniently located within walking distance of Wisbech town centre, Wisbech Park and local amenities, this property is ideally suited to first-time buyers and investors alike. On-street parking is available. 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.



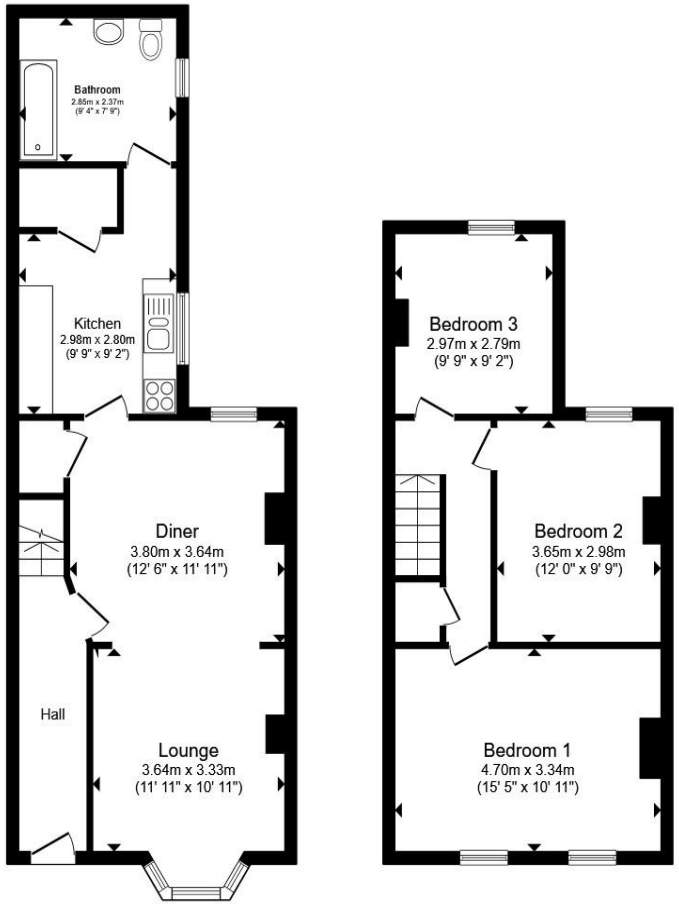












Entrance Hall

Open Plan Lounge / Diner

Kitchen

Bathroom

First Floor

Bedroom One

Bedroom Two

Bedroom Three

Total floor area 94.4 m² (1,017 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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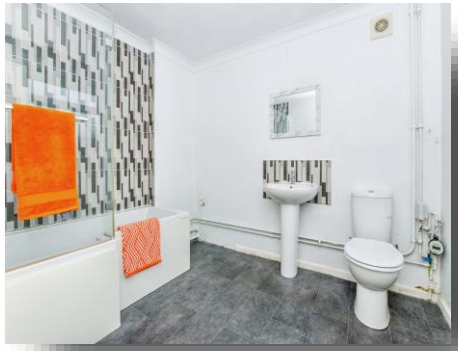
York Road, Wisbech

- 3 Bed Semi Detached House
- Spacious Living Room/ Diner
- Downstairs Family Bathroom
- Gas C/ Heating & Double Glazing
- Enclosed Rear Garden
- On Street Parking
- Ideal for First Time Buyers or Investors
- No Onward Chain

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

£130,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB129133

The Property Ombudsman

Property Ref:
WSB129133 - 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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