

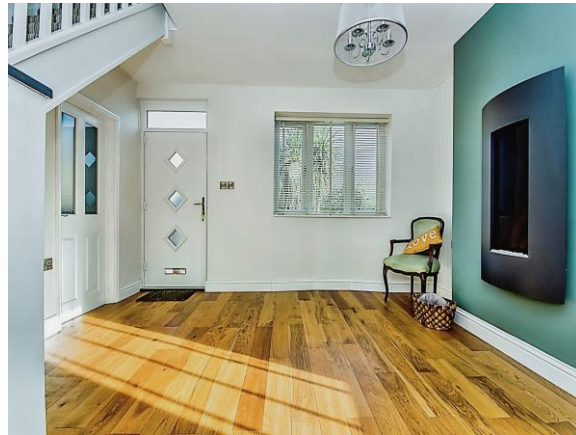


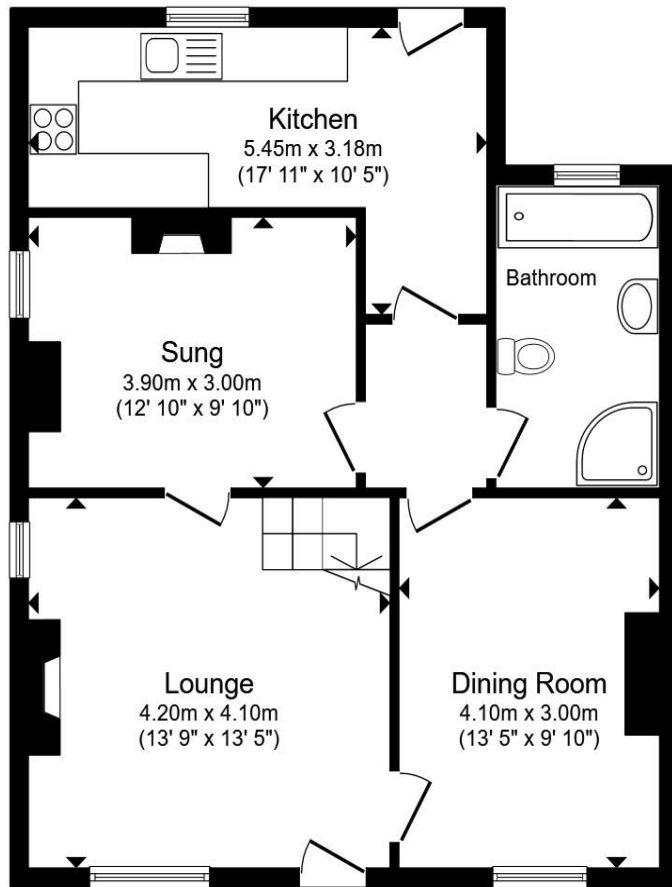
**Norwich Road, Wisbech PE13 3TB**

## Welcome to

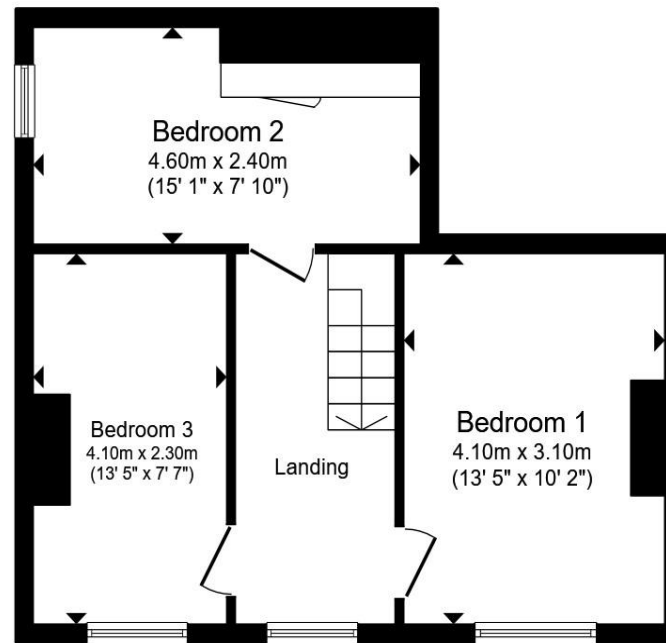
## Norwich Road, Wisbech

This attractive detached home offers spacious and versatile accommodation, ideal for families or those seeking generous living space. Well presented throughout, the property features a welcoming lounge, separate dining room, stylish modern kitchen, contemporary family bathroom and an additional reception room to the ground floor, providing excellent flexibility for modern living. To the first floor are three well proportioned double bedrooms, all offering comfortable accommodation and plenty of natural light. Outside, the property benefits from a driveway providing off-road parking and a generous rear garden. The garden includes a large patio area, perfect for outdoor dining and entertaining, with the remainder laid to lawn, creating an excellent space for families, children and pets to enjoy. The modern kitchen and bathroom further enhance the property's appeal, creating a home that is ready to move straight into. Early viewing is highly recommended to fully appreciate the space, presentation and versatility on offer. 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.





**Ground Floor**



**First Floor**

- Lounge**
- Snug**
- Kitchen**
- Dining Room**
- Bathroom**
- First Floor Landing**
- Bedroom One**
- Bedroom Two**
- Bedroom Three**

Total floor area 108.4 m<sup>2</sup> (1,167 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

### Norwich Road, Wisbech

- 3 Bed Detached House
- Off Street Parking
- 3 Double Bedrooms
- Modern Kitchen & Bathroom
- 2 Reception Rooms
- Enclosed Rear Garden
- Downstairs Family Bathroom
- No Onward Chain

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

# £230,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB129137](http://williamhbrown.co.uk/Property/WSB129137)



Property Ref:  
WSB129137 - 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.

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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