

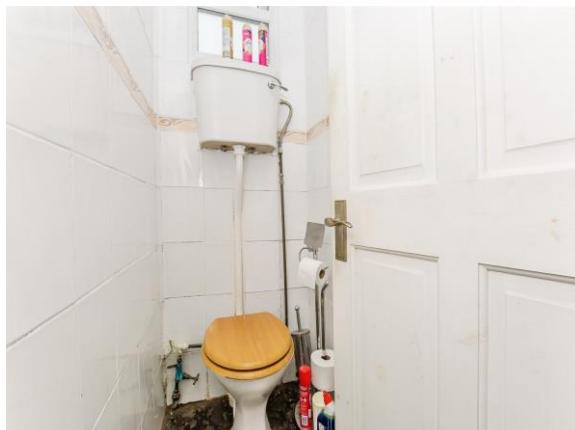


Burcroft Road, Wisbech PE13 1PW

Welcome to

Burcroft Road, Wisbech

Situated within easy walking distance of local amenities, this established three-bedroom semi-detached house on Burcroft Road offers generous living space, a wonderful garden, and exciting potential for updating. Inside, the home features two well-proportioned reception rooms, providing flexibility for both family living and entertaining. A practical utility room complements the kitchen, while PVCu double glazing and gas radiator central heating bring modern convenience. Upstairs, the three bedrooms are served by a family bathroom, with scope for buyers to update and create a home tailored to their own style. One of the standout features is the generous west-facing rear garden, bathed in afternoon and evening sun-ideal for relaxation, play, or outdoor dining. The plot size ensures plenty of space to extend or landscape further (subject to planning). With its blend of space, location, and potential, this home presents a fantastic opportunity for families, first-time buyers, or investors seeking a well-located property with room to grow.





Ground Floor



First Floor

Entrance Hall

Lounge

9' 11" excluding bay x 10' 9" maximum (3.02m excluding bay x 3.28m maximum)

Dining Room

12' 4" x 11' 4" maximum (3.76m x 3.45m maximum)

Kitchen

10' 10" minimum x 6' 11" (3.30m minimum x 2.11m)

Utility Room

6' 10" maximum x 6' 11" (2.08m maximum x 2.11m)

First Floor Landing

Bedroom One

9' 10" x 14' 5" maximum (3.00m x 4.39m maximum)

Bedroom Two

12' 5" x 8' 8" maximum (3.78m x 2.64m maximum)

Bedroom Three

6' 10" plus door recess x 8' 8" (2.08m plus door recess x 2.64m)

Bathroom

4' 6" x 5' 7" maximum (1.37m x 1.70m maximum)

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.focalagent.com

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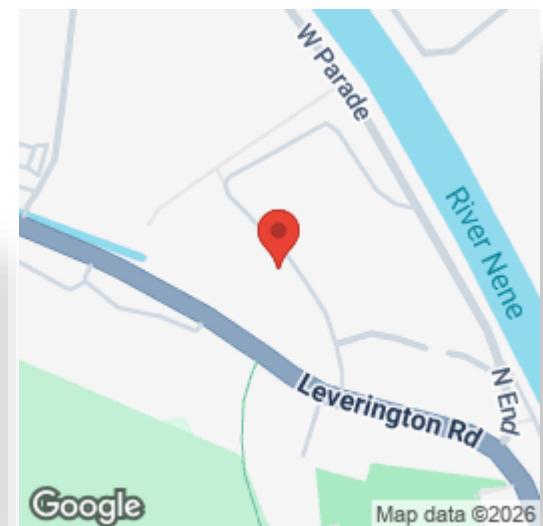
Burcroft Road, Wisbech

- Established semi-detached house
- Three bedrooms
- Two reception rooms
- Some updating required
- Close to amenities

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£150,000



view this property online williamhbrown.co.uk/Property/WSB127838

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.



Property Ref:
WSB127838 - 0004

Directions to this property:

From Wisbech Freedom Bridge roundabout take the A1101 signposted Long Sutton. Follow the road along taking note of ASDA on your left hand side. Bear left around the bend then take the next right into Burcroft Road where the property will be found on your left hand side.

Please note the marker reflects the postcode not the actual property

 william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk