



Beatrice Road, Wisbech PE13 3PE

Welcome to

Beatrice Road, Wisbech

*** CALLING ALL FIRST TIME BUYERS OR INVESTORS *** Presenting this established detached bungalow situated on the outskirts of town. Accommodation comprise of 2 Reception Rooms, 2 Double Bedrooms, Kitchen, handy Utility and Family Bathroom. The property also benefits from PVCu double glazing, gas radiator central heating and close to local amenities. Viewing Essential - available 7 days a week.





Lounge

13' 5" max x 12' (4.09m max x 3.66m)

Dining Room

12' x 10' 5" (3.66m x 3.17m)

Kitchen

11' 7" x 8' 1" (3.53m x 2.46m)

Utility

11' 7" x 6' 2" (3.53m x 1.88m)

Rear Hallway

Store

Bathroom

8' x 4' 4" (2.44m x 1.32m)

Bedroom One

11' 11" x 10' 2" (3.63m x 3.10m)

Bedroom Two

11' x 10' 2" (3.35m x 3.10m)

Outside

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

Welcome to

Beatrice Road, Wisbech

- Established Detached Bungalow
- 2 Double Bedrooms
- 2 Reception Rooms
- Off-Road Parking and Workshop
- South Facing Garden
- *** Calling all first time buyers or investors ***

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

£185,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB126369



Property Ref:
WSB126369 - 0008

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.

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 Lynn Road signposted Walsoken & Port Area. Proceed out of town and at the second set of traffic lights continue straight on and turn immediately left into Tinkers Drove. Proceed to the bottom of Tinkers Drove, turn left then immediately right, then left again and then take a right into Beatrice Road where you will find the bungalow on the right hand side.



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