



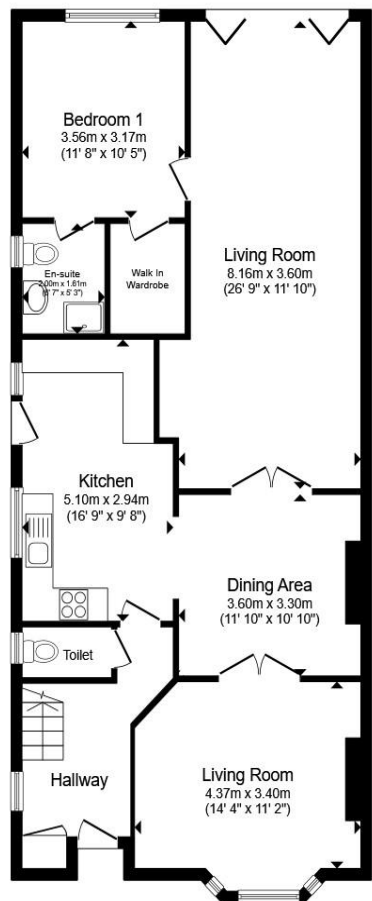
**Sandringham Avenue, Wisbech PE13 3ED**

**Welcome to**

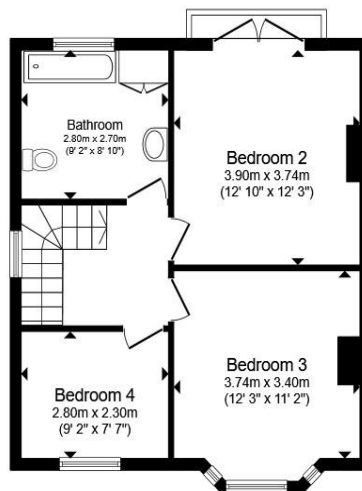
## **Sandringham Avenue, Wisbech**

The ground floor comprises a welcoming entrance hall, a spacious front lounge, a fitted kitchen, separate dining area and an impressive extended living room overlooking the rear garden, providing excellent space for both everyday family life and entertaining. The ground floor also benefits from a convenient cloakroom/WC and a versatile double bedroom with en-suite facilities, ideal for guests, multi-generational living or those seeking ground floor accommodation. To the first floor are three further well-proportioned bedrooms and a modern family bathroom. Externally, the property continues to impress with a beautifully maintained rear garden designed for relaxation and entertaining. A generous decking area provides the perfect setting for outdoor dining, whilst a dedicated hot tub space creates a private retreat to enjoy throughout the year. To the front, there is off-road parking. Situated within easy reach of local schools, amenities and transport links, this spacious family home combines practical living space with excellent outdoor features. Early viewing is highly recommended to fully appreciate the size, flexibility and lifestyle opportunity this superb property has to 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**

Total floor area 150.4 m<sup>2</sup> (1,619 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)

**Hallway**

**Living Room**

**Dining Area**

**Kitchen**

**Living Room 2**

**Bedroom One**

**Walk-In Wardrobe**

**En-Suite Shower Room**

**First Floor Landing**

**Bedroom Two**

**Bedroom Three**

**Bedroom Four**

**Family Bathroom**

**Agents Note:**

'Heating to the property is served by Gas Central Heating and Air Conditioning. Please contact the branch for more details'

**Welcome to**

## **Sandringham Avenue, Wisbech**

- FOUR BEDROOMS
- DRIVEWAY PARKING
- BEAUTIFULLY PRESENTED
- SEMI-DETACHED
- LARGE REAR GARDEN

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

**£375,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB128939](http://williamhbrown.co.uk/Property/WSB128939)



Property Ref:  
WSB128939 - 0002

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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