



**Hedgelands, Wisbech PE13 3BA**

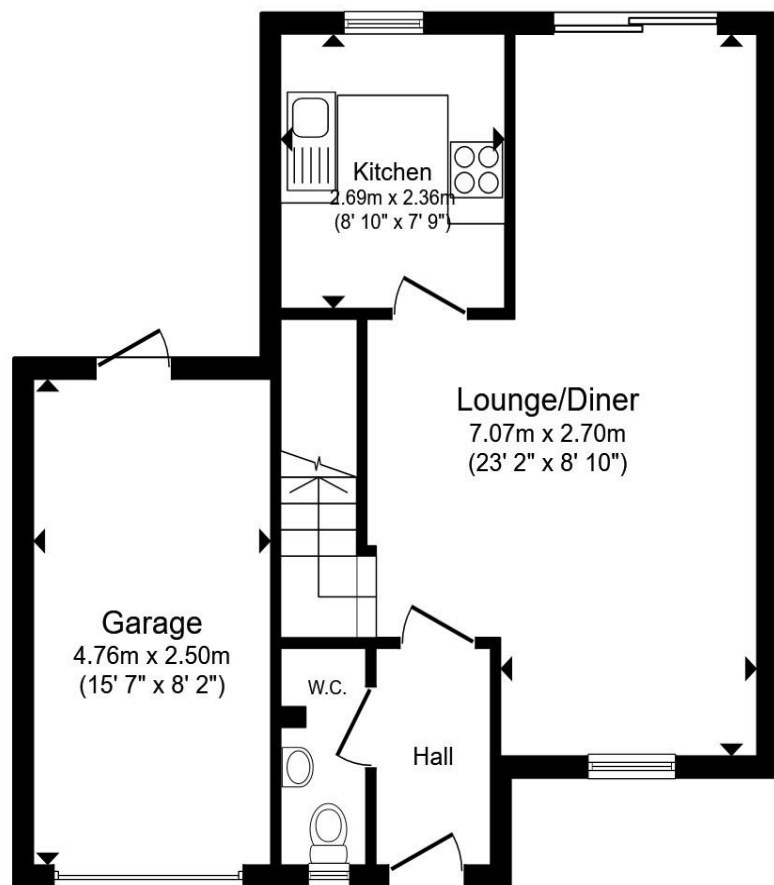


## Welcome to

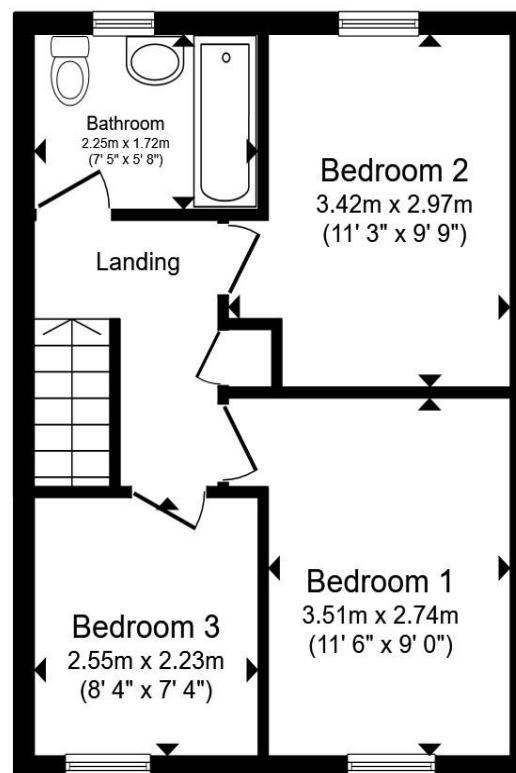
## Hedgelands, Wisbech

Positioned within a quiet cul de sac, this modern semi-detached house offers generous living space, excellent parking and the added benefit of no onward chain, making it an attractive option for a wide range of buyers. The ground floor is centred around an impressive 23' lounge/dining room, a bright and versatile space ideal for both everyday family living and entertaining. A downstairs cloakroom adds practical convenience, while sealed unit double glazing and gas radiator central heating ensure comfort throughout the year. Upstairs, the property provides three bedrooms, offering flexibility for families, home working or guests. Externally, the home benefits from off-road parking and a single garage fitted with a remote electric door, combining security with ease of use. The cul de sac position enhances the peaceful feel of the setting, ideal for those seeking a quieter residential environment. A well-balanced home offering space, practicality and a desirable location, ready for immediate occupation.





**Ground Floor**



**First Floor**

- Entrance Hall**
- Downstairs Cloakroom**
- Lounge/Dining Room**
- Kitchen**
- First Floor Landing**
- Bedroom One**
- Bedroom Two**
- Bedroom Three**
- Bathroom**
- Garage**

Total floor area 85.6 m<sup>2</sup> (921 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

## Hedgelands, Wisbech

- Modern semi-detached house
- Three bedrooms
- 23' Lounge/dining room
- Quiet cul de sac location
- No onward chain

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

## Directions to this property:

From Wisbech Freedom Bridge roundabout take the Lynn Road signposted Walsoken. Proceed along and turn left into Tinkers Drove. Continue to the T-junction and turn left into St Michaels Avenue. Take the second right hand turning into Cherry Road and continue to the bottom turning right into Kinderley Road, then turn left into Hedgelands. Bear round to the left where the property is on the left hand side.

# £190,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB128105](http://williamhbrown.co.uk/Property/WSB128105)



Property Ref:  
WSB128105 - 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.



william h brown



**01945 464451**



[Wisbech@williamhbrown.co.uk](mailto:Wisbech@williamhbrown.co.uk)



20 High Street, WISBECH, Cambridgeshire,  
PE13 1DE



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**