



**Bowthorpe Road, Wisbech PE13 2DH**

## Welcome to

### Bowthorpe Road, Wisbech

Situated on Bowthorpe Road, this detached bungalow offers spacious and versatile accommodation, with the added benefits of a new boiler installed in March 2025 and no onward chain. The property comprises three double bedrooms, two of which feature fitted wardrobes, providing excellent storage. The well-proportioned accommodation includes a bright and welcoming sun lounge, a spacious kitchen, and a separate utility room, creating a practical layout for day-to-day living. Outside, a driveway provides off-road parking and leads to a single garage. To the rear, there is additional hard standing and a brick-built workshop, ideal for storage, hobbies, or those in need of extra workspace. The gardens are designed for ease of maintenance while still offering space to relax and enjoy the outdoors. Offering generous accommodation both inside and out, this well-maintained bungalow presents an excellent opportunity for those seeking comfortable single-storey living in a convenient location. 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.





### Kitchen

13' x 10' 7" maximum ( 3.96m x 3.23m maximum )

### Inner Hallway

### Lounge

13' x 11' 4" ( 3.96m x 3.45m )

### Utility Room

9' 5" x 5' 2" ( 2.87m x 1.57m )

### Sun Lounge

8' 5" x 17' 9" ( 2.57m x 5.41m )

### Bedroom One

13' x 11' into wardrobes ( 3.96m x 3.35m into wardrobes )

### Bedroom Two

9' 9" x 8' 8" into wardrobes ( 2.97m x 2.64m into wardrobes )

### Bedroom Three

9' 9" x 8' 8" ( 2.97m x 2.64m )

### Bathroom

9' 4" x 6' 4" ( 2.84m x 1.93m )

### Garage

19' 6" x 8' 10" ( 5.94m x 2.69m )

### Workshop

15' 10" x 7' 10" ( 4.83m x 2.39m )

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](http://www.focalagent.com)

**Welcome to**

## **Bowthorpe Road, Wisbech**

- 3 Bed Detached Bungalow
- Off Street Parking for 4 Vehicles
- Single Garage
- 3 Double Bedrooms with Fitted Wardrobes
- Conservatory & Workshop
- Easy to Maintain Enclosed Rear Garden
- Close Walk to Local Amenities & Wisbech Park
- No Onward Chain

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

**£260,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB129036](http://williamhbrown.co.uk/Property/WSB129036)



Property Ref:  
WSB129036 - 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)**