



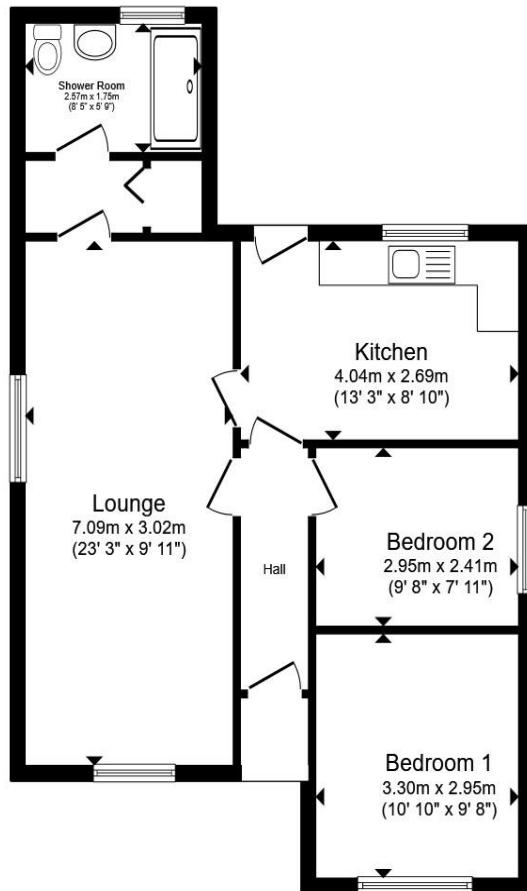
**Boyces Road, WISBECH PE13 2JT**

## Welcome to

### Boyces Road, WISBECH

Situated in a popular and convenient town location on Boyce's Road, Wisbech, this attractive two bedroom detached bungalow is offered to the market with no upward chain and is ideal for buyers seeking single-storey living close to local amenities. The accommodation comprises a welcoming entrance hall, a good size lounge/diner, two double bedrooms, a kitchen/diner, a useful utility cupboard, and a modern shower room. Externally, the property benefits from a driveway providing off-road parking for multiple vehicles and side access leading to the beautiful rear garden. The garden is south-west facing, enjoying plenty of sunshine throughout the day, and features a patio area, lawn, greenhouse and shed, offering a private and relaxing outdoor space. An excellent opportunity to purchase a detached bungalow in a central location - early viewing is highly recommended





## Ground Floor

Total floor area 62.8 m<sup>2</sup> (676 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)

**Entrance Hall**

**Lounge**

**Kitchen**

**Bedroom One**

**Bedroom Two**

**Shower Room**

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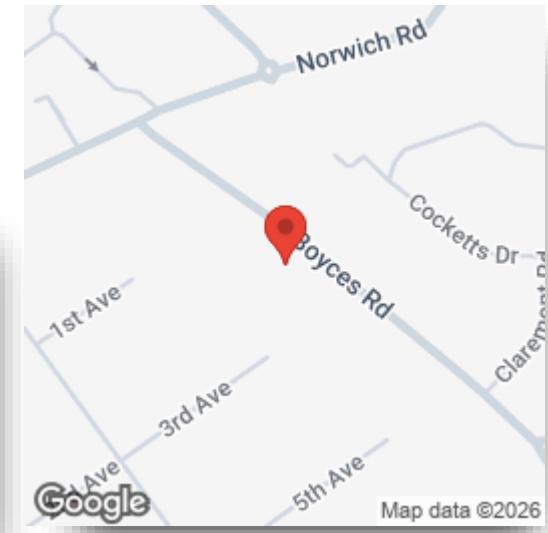
- NO UPWARD CHAIN!
- 2 Bedrooms
- Detached Bungalow
- Central Town Location
- Beautiful Rear Garden
- Modern Shower Room
- Good Size Lounge

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in the region of

**£180.000**



view this property online [williamhbrown.co.uk/Property/WSB128218](http://williamhbrown.co.uk/Property/WSB128218)

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:  
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