



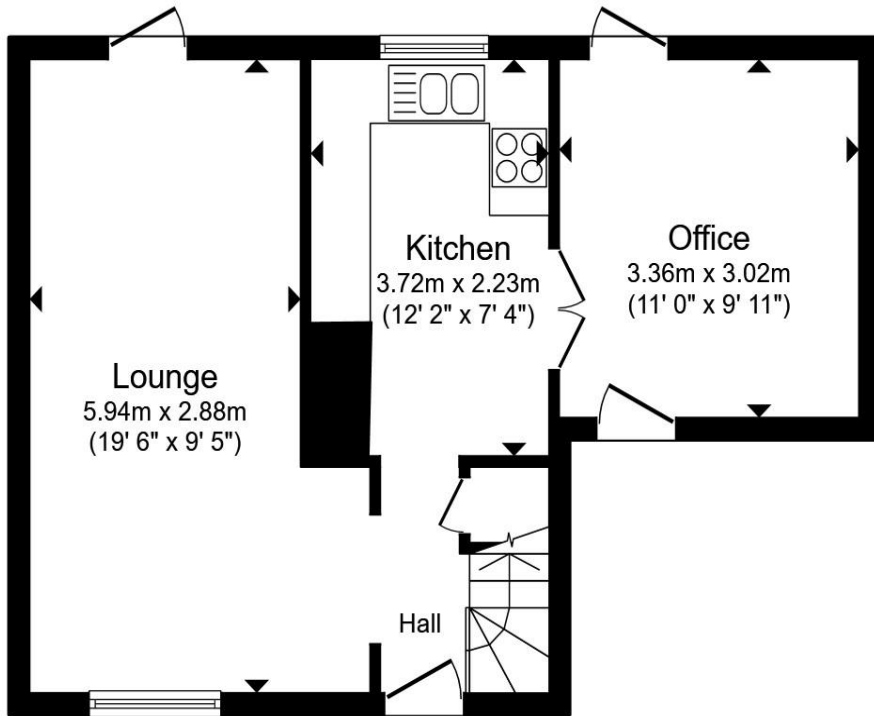
Worcester Road, Wisbech PE13 3PB

Welcome to

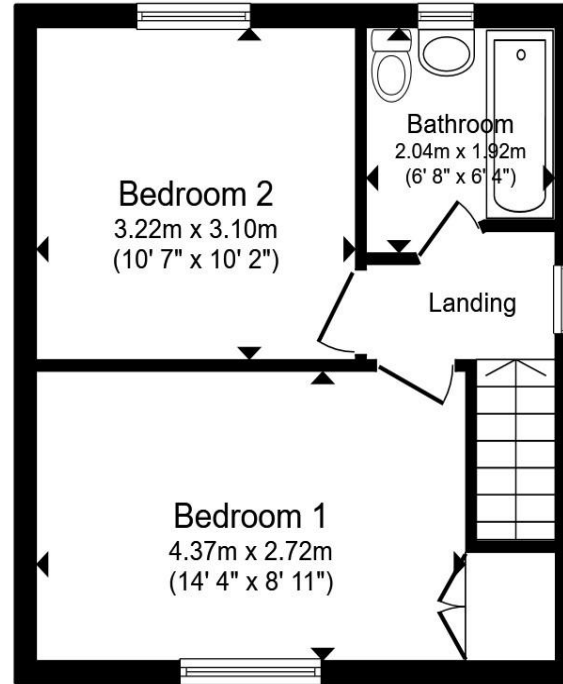
Worcester Road, Wisbech

This established end terraced house offers flexible and well-maintained accommodation, making it an excellent choice for families, first-time buyers or those seeking ground floor bedroom space. The property provides two/three double bedrooms, with one conveniently located on the ground floor, offering versatility for multi-generational living, guests or home working. The heart of the home is the spacious 19' lounge/dining room, providing ample room for both relaxing and entertaining. The property has a functional kitchen, with integrated dishwasher and space for a washing machine and drier. The stylish bathroom features a dual function shower over the bath, with a hand held hose. Further benefits include a replacement boiler installed in 2023, helping to ensure efficient and reliable heating and hot water. Externally, the home enjoys multi-vehicle off-road parking, a highly desirable feature that adds everyday convenience. Combining flexible accommodation, modern improvements and excellent parking provision, this is a superb opportunity to acquire a versatile home ready for immediate occupation.





Ground Floor



First Floor

- Entrance Hall**
- Lounge/Dining Room**
- Kitchen**
- Bedroom Three/Study**
- First Floor Landing**
- Bedroom One**
- Bedroom Two**

Total floor area 72.6 m² (781 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



Welcome to

Worcester Road, Wisbech

- Established end terraced house
- Two/three bedrooms
- Replacement Boiler - 2023
- Multi vehicle off road parking
- Viewings 7 days a week

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

offers over

£180,000



Directions to this property:

From Wisbech Freedom Bridge roundabout, take the Lynn Road signposted Walsoken & Port Area. At the second set of traffic lights turn left into Mount Pleasant Road and take the first turning right into Grosvenor Road. Continue along and turn left into Worcester Road where the property is on the right hand side.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB123158



Property Ref:
WSB123158 - 0005

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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