



Oakroyd Crescent, WISBECH PE13 3AR

Welcome to

Oakroyd Crescent, WISBECH

CALLING ALL INVESTORS AND FIRST TIME BUYERS ALIKE! Take a look at this well presented, extended semi detached home offering deceptive space and located just outside the town centre! This family home offers loads of space from a 24 ft lounge, a 24 ft kitchen / diner, a ground floor cloakroom, 3 double bedrooms and a 1st floor bathroom. The property will be fully redecorated with new flooring throughout. Outside, there is off road parking to the side with vehicular gates providing additional parking if required. The rear garden is enclosed and offers a tiled patio area to enjoy sheltered evening in those coming summer months! The property is connected to all mains services, is double glazed throughout, is located just 0.5 miles to the town centre and is offered for sale with NO FORWARD CHAIN! Be quick to avoid disappointment!





Entrance Hall

Lounge

24' 11" x 10' 10" Max (7.59m x 3.30m Max)

Kitchen / Diner

24' 3" Max x 8' 11" (7.39m Max x 2.72m)

Cloakroom

1st Floor Landing

Bedroom 1

14' x 10' 6" (4.27m x 3.20m)

Bedroom 2

11' 9" x 8' 4" (3.58m x 2.54m)

Bedroom 3

12' 11" x 8' 9" (3.94m x 2.67m)

Bathroom

9' 4" Max x 5' 11" (2.84m Max x 1.80m)

Front & Rear Gardens

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

Welcome to

Oakroyd Crescent, WISBECH

- NO FORWARD CHAIN
- 3 Double Bedrooms
- Close to Town Centre
- Kitchen / Diner
- Ground Floor Cloakroom

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

£165,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB124426



Property Ref:
WSB124426 - 0009

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.

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