





Burcroft Road, Wisbech PE13 1PW

william h brown

Welcome to

Burcroft Road, Wisbech

A well-presented modern three-bedroom terraced home offering versatile living space. The ground floor features a front living room, a spacious kitchen/diner, and a second reception room to the rear with french doors opening onto the garden. A newly refitted family bathroom is also located downstairs. Upstairs comprises two double bedrooms and a single, with recent improvements including a new boiler, new windows and doors, and new carpets. Externally, the property benefits from a long rear garden with a brick outhouse and off-street parking for two vehicles. Ideally located within a short walk of multiple supermarkets, gyms, shops, and Peckover Primary School. 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



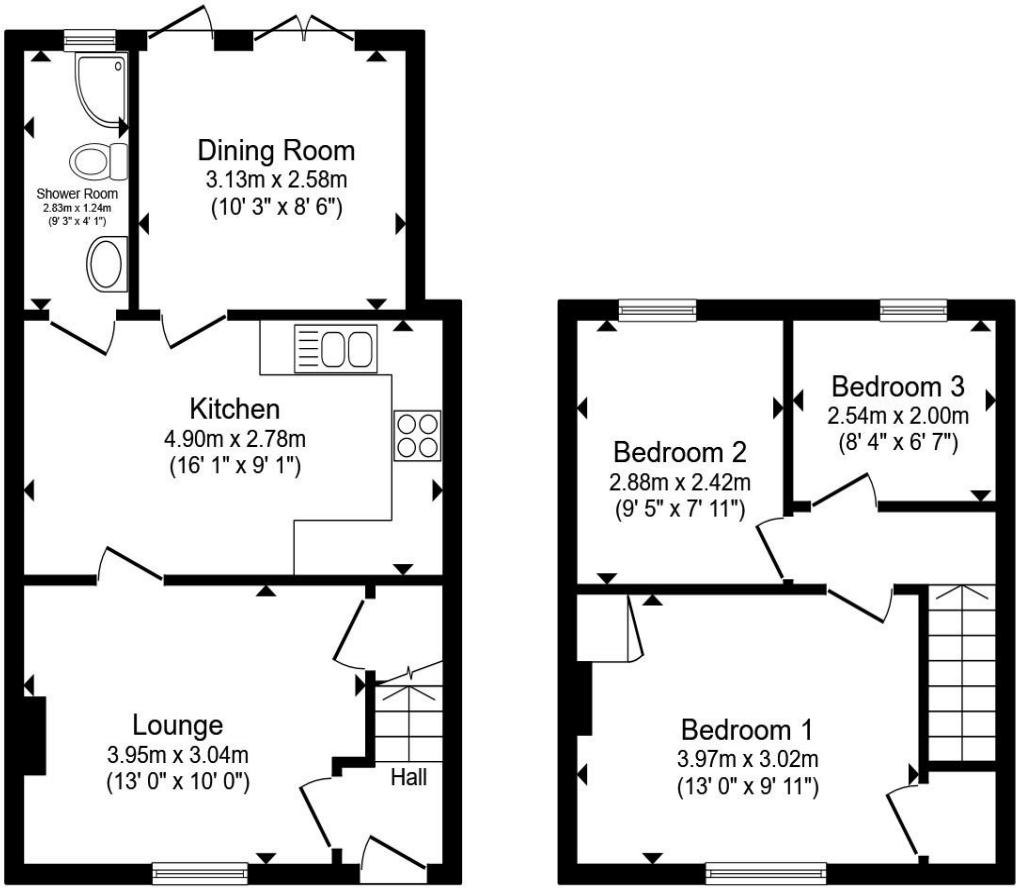












Ground Floor **First Floor**

Entrance Hall

Lounge

Kitchen

Dining Room

Bathroom

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Agents Note:
'There is a easement on the title, please enquire with the branch' - Access to Garden

Total floor area 71.1 m² (765 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

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Welcome to

Burcroft Road, Wisbech

- 3 Bed Mid Terrace House
- Off Street Parking for 2 Cars
- Long Rear Garden
- Modern Decor Throughout
- Brand New Downstairs Bathroom
- 2 Reception Rooms
- Town Centre Location
- Close Walk to Local Amenities

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

£160,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB129288

The Property Ombudsman

Property Ref:
WSB129288 - 0003

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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