



**Ramnoth Road, Wisbech PE13 2SN**

## Welcome to

### Ramnoth Road, Wisbech

\*\*\*Guide Price £250,000 - £260,000\*\*\* Beautifully refurbished throughout, this established detached bungalow on Ramnoth Road combines generous living space with stylish modern finishes and the benefit of no onward chain. The property features three double bedrooms and an impressive 27' open plan lounge/kitchen/dining room, offering a wonderful sense of space ideal for entertaining or relaxed family living. The refitted kitchen is complemented by sleek units and contemporary fittings, while the refitted bathroom and new flooring throughout give a fresh, move-in-ready feel. Outside, secure gated off-road parking provides space for multiple vehicles, together with a detached single garage. The enclosed plot offers both privacy and practicality, making it perfect for those seeking single-storey comfort with a touch of luxury. A superb opportunity to acquire a fully refurbished bungalow offering style, space, and convenience-all within easy reach of local amenities.





### **Entrance Hall**

### **Lounge/Kitchen/Dining Room**

27' 7" x 12' 9" maximum ( 8.41m x 3.89m maximum )

### **Bedroom One**

12' 10" x 9' 11" ( 3.91m x 3.02m )

### **Bedroom Two**

8' 11" x 12' 11" ( 2.72m x 3.94m )

### **Bedroom Three**

9' 11" x 9' 10" ( 3.02m x 3.00m )

### **Bathroom**

8' 10" x 4' 11" ( 2.69m x 1.50m )

### **Garage**

18' x 9' 1" ( 5.49m x 2.77m )

### **Agents Note:**

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

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

### Ramnoth Road, Wisbech

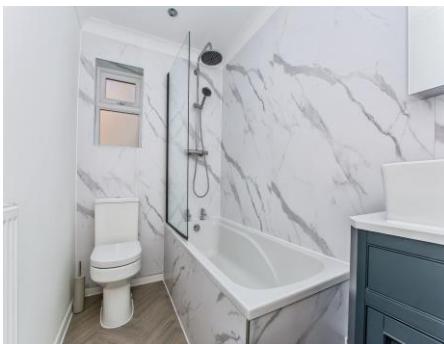
- \*\*\*Guide Price £250,000 - £260,000\*\*\*
- Established detached bungalow
- Three double bedrooms
- Fully refurbished throughout
- Non-estate location
- No onward chain

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

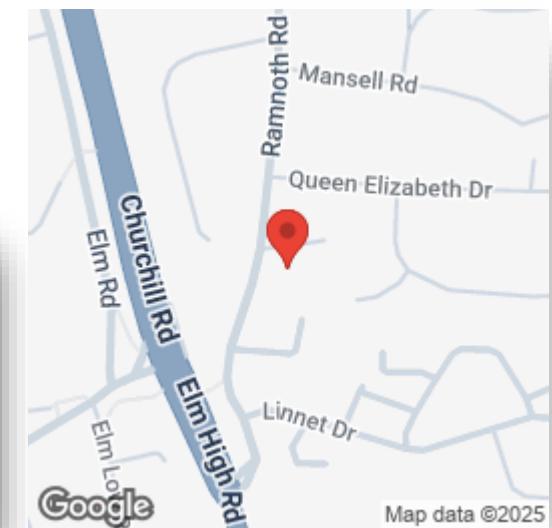
**£250,000**



**view this property online** [williamhbrown.co.uk/Property/WSB127393](http://williamhbrown.co.uk/Property/WSB127393)

#### Directions to this property:

From the Wisbech Freedom Bridge roundabout take the A1101 signposted Downham Market. At the third set of traffic lights turn left into Norwich Road. Continue along and turn right into Ramnoth Road where the property will be found on the left hand side.



Please note the marker reflects the postcode not the actual property



Property Ref:  
WSB127393 - 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.

 william h brown



**01945 464451**



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,  
PE13 1DE



**williamhbrown.co.uk**