



Sylvden Drive, Wisbech PE13 3UD

Welcome to

Sylvden Drive, Wisbech

Tucked away in a peaceful cul de sac setting, this established detached bungalow on Sylvden Drive combines generous proportions with exciting potential. Offering three double bedrooms and a 19' lounge, the layout is both practical and comfortable, making it an excellent choice for families, downsizers, or those seeking single-level living. The accommodation includes a bright lounge, a well-proportioned kitchen, and a refitted bathroom, while the bedrooms all provide ample space for furniture. While the property would benefit from some updating, it presents a fantastic opportunity to create a stylish home tailored to your taste. Outside, the bungalow is complemented by off-road parking and a single garage, ensuring convenience and storage. The garden offers space for relaxing or light landscaping, adding to the overall appeal. Available with no onward chain, this home is ideal for buyers looking to settle into a sought-after residential location with plenty of scope to make it their own.





Entrance Hall

Lounge/Dining Room

19' x 11' 10" (5.79m x 3.61m)

Kitchen

8' 11" x 13' 1" (2.72m x 3.99m)

Side Porch

Bedroom One

12' x 11' 10" (3.66m x 3.61m)

Bedroom Two

9' 6" plus recess x 13' 1" (2.90m plus recess x 3.99m)

Bedroom Three

7' 11" x 9' 9" (2.41m x 2.97m)

Bathroom

8' 4" x 5' 5" (2.54m x 1.65m)

Garage

17' 3" x 8' 11" (5.26m x 2.72m)

Agents Note:

'Heating to the property is served by Electric / Underfloor. Please contact 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

Welcome to

Syloden Drive, Wisbech

- Established detached bungalow
- Three double bedrooms
- Refitted bathroom
- Cul de sac location
- No onward chain

Tenure: Freehold EPC Rating: F

Council Tax Band: B

offers in excess of

£240,000



view this property online williamhbrown.co.uk/Property/WSB127732

Directions to this property:

From Wisbech Freedom Bridge roundabout take the Lynn Road signposted Walsoken. Proceed out of town and at the mini roundabout turn right into Lerowe Road. Continue to the bottom and turn left into Kirkgate Street, then right into Chapnall Road. Continue along turning left into Syloden Drive where the property can be found on the left hand side. Look for our board.



Please note the marker reflects the postcode not the actual property



Property Ref:
WSB127732 - 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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