



Mill Close, Wisbech, PE13 3BD

Welcome to

Mill Close, Wisbech

Tucked away in a quiet cul-de-sac, this modern two-bedroom mid-terraced home on Mill Close offers a fantastic opportunity for first-time buyers, investors or downsizers looking to add value in a well-connected setting - with no onward chain for a swift and simple purchase. The accommodation includes a light-filled 13' lounge, ideal for relaxing or entertaining, and a practical kitchen with scope for improvement. Upstairs, you'll find two good-sized bedrooms and a bathroom, offering comfortable living with potential to modernise to your own taste. Gas radiator central heating and PVCu double glazing ensure year-round comfort and efficiency, while the property also benefits from allocated parking, a rare convenience in this location. Outside, a manageable garden offers outdoor space to enjoy or improve, while the cul-de-sac setting ensures peace and privacy just a short distance from shops, schools and road links. Whether you're stepping onto the property ladder or looking for a smart buy-to-let, this is a home with promise, position, and plenty of potential.



Entrance Hall**Lounge**

13' 6" x 11' 8" maximum (4.11m x 3.56m maximum)

Kitchen

9' 3" x 11' 8" (2.82m x 3.56m)

First Floor Landing**Bedroom One**

8' 11" x 9' 8" excluding wardrobes (2.72m x 2.95m)

excluding wardrobes)

Bedroom Two

7' 7" maximum x 11' 8" (2.31m maximum x 3.56m)

Shower Room

6' 10" x 4' 11" (2.08m x 1.50m)



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Mill Close, Wisbech

- Modern mid terraced house
- Two bedrooms
- Some updating required
- Cul de sac location, close to town
- No onward chain

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£120,000

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the Lynn Road signposted Walsoken & Port Area. Continue along and turn left into De-Havilland Road. Continue down De-Havilland Road and turn right into Mill Close where the property can be found on your right hand side



Please note the marker reflects the postcode not the actual property

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Property Ref:
WSB127630 - 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.

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