



**Third Avenue, Wisbech, PE13 2BJ**

## Welcome to

### Third Avenue, Wisbech

Tucked away in a peaceful cul de sac setting, this established three bedroom detached house on Third Avenue offers generous living space, modern updates, and the advantage of no onward chain. The home is centred around a superb 26' lounge/dining room, a bright and versatile space perfect for family gatherings and entertaining. A refitted kitchen provides a modern and practical workspace, while the refitted bathroom adds contemporary style. Completing the layout, a conservatory extends the living space further, bringing in natural light and offering views over the garden. Upstairs, three well-proportioned bedrooms provide comfortable accommodation, making this property ideal for families, couples, or those seeking space to work from home. Outside, the property enjoys a private garden and sits in a well-regarded cul de sac location, combining a sense of community with quiet surroundings. With its blend of ready-to-enjoy living and scope for personal touches, this is a home full of potential in a sought-after position.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Lounge/Dining Room**

26' excluding bay x 12' 6" maximum ( 7.92m excluding bay x 3.81m maximum )

**Kitchen**

15' 8" x 7' 8" ( 4.78m x 2.34m )

**Conservatory**

11' x 10' 10" ( 3.35m x 3.30m )

**First Floor Landing**

**Bedroom One**

12' 11" excluding bay x 11' ( 3.94m excluding bay x 3.35m )

**Bedroom Two**

9' 11" excluding bay x 10' 4" maximum ( 3.02m excluding bay x 3.15m maximum )

**Bedroom Three**

6' 6" x 8' 11" ( 1.98m x 2.72m )

**Bathroom**

6' 9" x 7' 9" ( 2.06m x 2.36m )

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

### Third Avenue, Wisbech

- Established detached house
- Three bedrooms
- Refitted kitchen and bathroom
- Cul de sac location
- No onward chain

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

# £250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WSB127672 - 0005

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### Directions to this property:

From 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 Mount Drive. Proceed along and take the second left turn into Third Avenue where the property will be found on your right hand side.



william h brown



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