



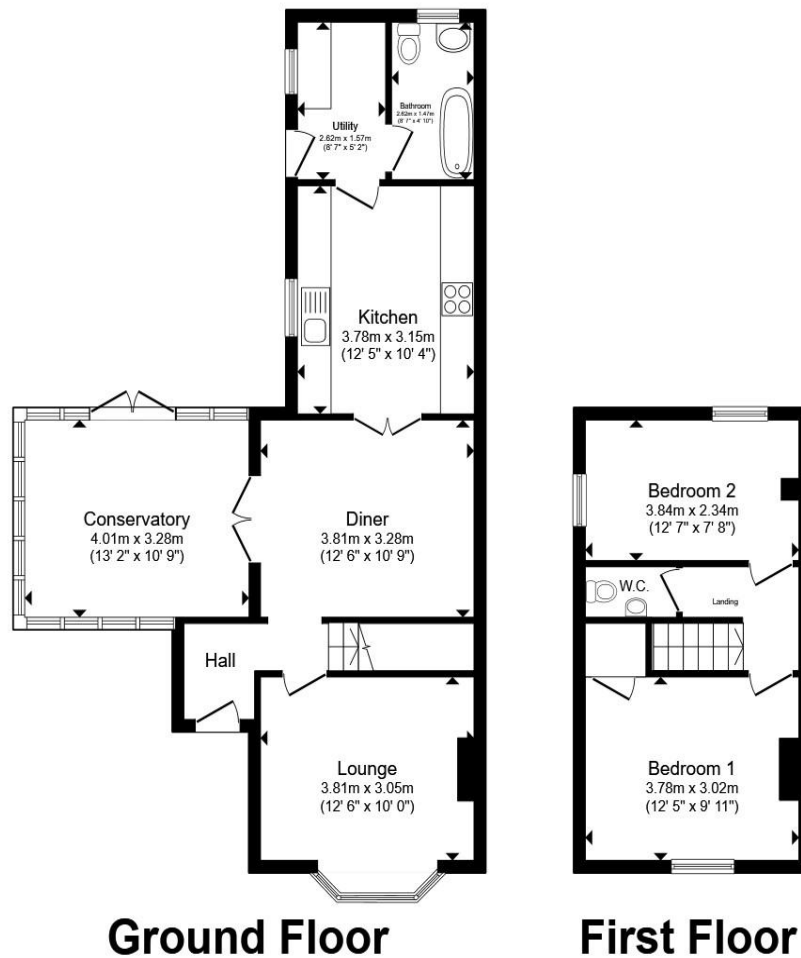
St. Pauls Road South, Walton Highway, Wisbech, PE14 7DD

Welcome to

St. Pauls Road South, Walton Highway, Wisbech

Situated on the well-regarded St. Pauls Road South in Wisbech, this spacious and well-proportioned two-bedroom semi-detached home is offered to the market with the added benefit of no onward chain, making it an ideal purchase for first-time buyers, investors, or those looking for a smooth and swift transaction. The property boasts a versatile and generous layout, featuring two double bedrooms to the first floor, both offering ample space for furnishings and comfortable living. To the ground floor, the home benefits from two well-sized reception rooms, providing flexible living and entertaining space, whether used as a lounge, dining room, or home office. A bright and airy conservatory to the rear further enhances the living accommodation, offering pleasant views over the garden and creating a perfect additional sitting area. The property is complemented by a spacious kitchen, providing plenty of storage and worktop space, ideal for everyday cooking and family use. Externally, the home enjoys a generous rear garden, offering excellent outdoor space with great potential for landscaping, entertaining, or family activities. 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





Hallway

Lounge

Dining Room

Conservatory

Kitchen

Utility

Bathroom

First Floor

Bedroom One

Bedroom Two

W.C.

Agents Note:

We have been unable to verify the nature of waste removal at the property. Your conveyancer will be able to undertake searches on your behalf.

'Heating to the property is served by Oil. Please contact the branch for more details'

Total floor area 93.6 m² (1,007 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

Welcome to

**St. Pauls Road South, Walton Highway,
Wisbech**

- NO ONWARD CHAIN
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- DRIVEWAY
- LARGE GARDEN

Tenure: Freehold EPC Rating: E
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/WSB128602



Property Ref:
WSB128602 - 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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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