



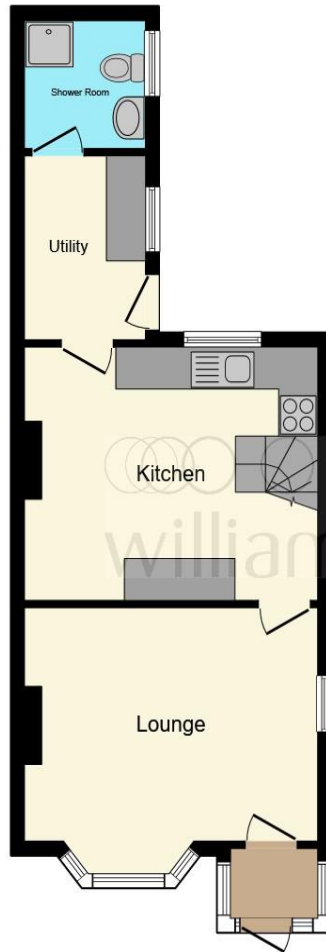
Staithe Road, Wisbech PE13 3TF

Welcome to

Staithe Road, Wisbech

Set on the ever-popular Staithe Road, this established three-bedroom semi-detached home presents a fantastic opportunity for buyers looking to make their mark. Well-maintained and offering excellent potential to improve, the property features a refitted ground floor wet room, a practical utility room, and a double-width driveway providing ample off-road parking. With no onward chain, the home is ready for a smooth and speedy purchase - ideal for those looking to move quickly or take on a light renovation project. A solid, spacious home in a sought-after location with plenty of scope to add value - early viewing is recommended.





Ground Floor



First Floor

Entrance Porch

Lounge

10' 10" exc bay x 14' 9" max (3.30m exc bay x 4.50m max)

Kitchen

11' 10" x 14' 9" max (3.61m x 4.50m max)

Utility Room

8' 7" x 5' 11" (2.62m x 1.80m)

Wet Room

First Floor Landing

Bedroom One

11' 10" x 11' 10" max (3.61m x 3.61m max)

Bedroom Two

10' 11" x 8' 10" max (3.33m x 2.69m max)

Bedroom Three

7' 11" x 5' 7" (2.41m x 1.70m)

Outside

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

Staithe Road, Wisbech

- Established semi-detached house
- Three bedrooms
- Refitted wet room
- Off-road parking
- No onward chain

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

£150,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WSB127305](https://www.williamhbrown.co.uk/Property/WSB127305)



Property Ref:
WSB127305 - 0007

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.



william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)