



**Church Road, Wisbech PE13 3RB**

## Welcome to

### Church Road, Wisbech

Set in the popular Walsoken area of Wisbech, this established two double bedroom detached bungalow combines generous living space, modern updates, and a peaceful setting - all offered with the benefit of no onward chain. The property features a bright and inviting 21' lounge/dining room, perfect for entertaining or relaxing, as well as a lean-to conservatory offering views over the garden. The well-planned layout includes a refitted four-piece bathroom, providing both a bath and separate shower for comfort and convenience. Both bedrooms are well-proportioned doubles, ideal for guests or creating a home office. Outside, the property enjoys a manageable garden, a single garage, and off-road parking. With local shops, amenities, and bus routes within easy reach, this bungalow offers the perfect balance of accessibility and tranquillity, making it an ideal choice for downsizers, retirees, or anyone seeking single-level living in a sought-after location.





### Entrance Hall

### Lounge/Dining Room

21' 6" x 14' 1" maximum ( 6.55m x 4.29m maximum )

### Kitchen

10' 11" x 11' 10" ( 3.33m x 3.61m )

### Lean-To Conservatory

7' 9" x 8' 10" ( 2.36m x 2.69m )

### Bedroom One

9' 10" x 12' 11" ( 3.00m x 3.94m )

### Bedroom Two

12' x 9' 4" ( 3.66m x 2.84m )

### Bathroom

9' 4" x 9' 4" ( 2.84m x 2.84m )

### Garage

### Agents Note:

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

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

### Church Road, Wisbech

- Established detached bungalow
- Two double bedrooms
- 21' Lounge/dining room
- Refitted bathroom
- No onward chain

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

# £220,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB127600](http://williamhbrown.co.uk/Property/WSB127600)



Property Ref:  
WSB127600 - 0004

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## Directions to this property:

From Wisbech Freedom Bridge Roundabout take the Lynn Road signposted for Walsoken and Port area. Continue along to the mini roundabout and turn right into Lerowe road. Proceed down Lerowe Road and turn left into Grimmers Road. Continue down Grimmers Road to the end and turn right into Kirkgate Street, then left into Church Road and follow the road round. The property will be found on your left hand side. Look for our board.



william h brown



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