



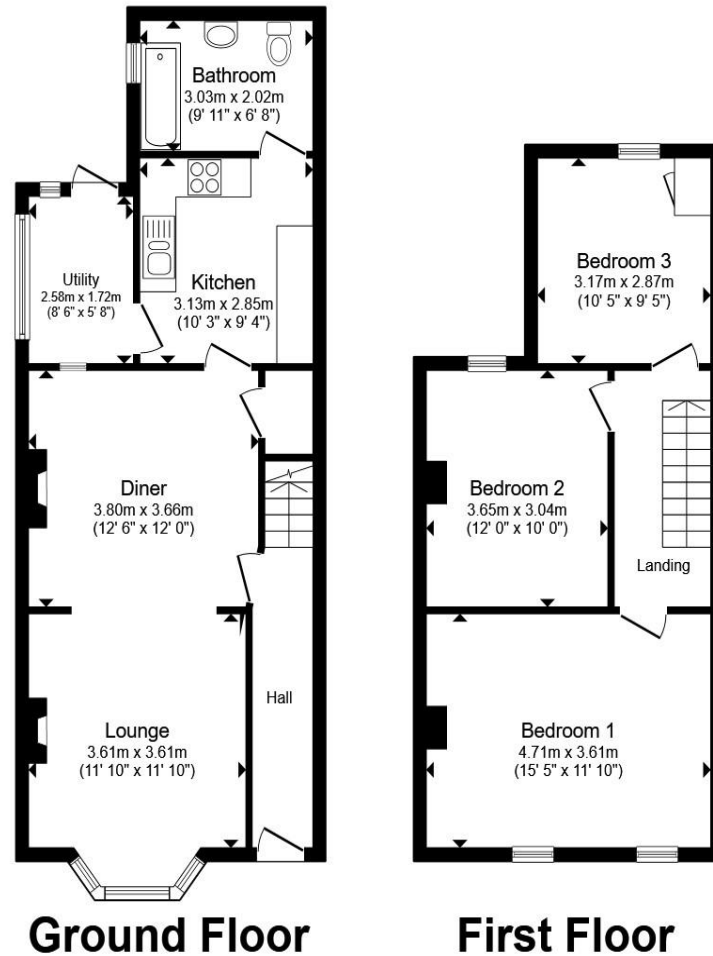
Princes Road, Wisbech PE13 2PG

Welcome to

Princes Road, Wisbech

Situated in a convenient location within walking distance of Wisbech town centre, this spacious three double bedroom semi-detached home offers generous accommodation throughout and fantastic potential. The property boasts an impressive layout, beginning with a long entrance hallway that creates a welcoming first impression, with stairs positioned at the far end. To the left, you will find a bright and airy open-plan living and dining room, ideal for both everyday living and entertaining. To the rear of the property is the kitchen, which leads through to the family bathroom, fitted with a bath and shower over. Adjacent to the kitchen is a useful lean-to providing additional storage or utility space, with access out to the enclosed rear garden. The garden itself is of a good length and offers further potential, with a single garage positioned at the rear. There is also scope to shorten the garden to create off-road parking if desired, subject to any necessary permissions. On-street parking is available to the front of the property. Upstairs, the property continues to impress with three well-proportioned double bedrooms, with the master bedroom standing out due to its particularly generous size. Located just a short walk from the town centre, the home benefits from easy access to a range of local amenities, including shops, bus routes, and a variety of cafes and restaurants.





Entrance Hall

Lounge Section

Dining Room Section

Kitchen

Utility

Bathroom

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Agents Note:

Garage located at rear of garden access over a private road but no costs associated.

'Heating to the property is served by Gas Central Heating and 1 x working Open Fire. Please contact the branch for more details'

Total floor area 100.1 m² (1,077 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

Princes Road, Wisbech

- 3 Bed Semi Detached House
- Single Garage
- Enclosed Rear Garden
- 3 Double Bedrooms
- Downstairs Bathroom
- Spacious Living Room/ Diner
- Gas C/ Heating & Double Glazing
- Town Centre Location

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

£190,000



Please note the marker reflects the
postcode not the actual property

view this property online williambrown.co.uk/Property/WSB128762



Property Ref:
WSB128762 - 0002

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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