



**Sefton Avenue, Wisbech PE13 3QN**



## Welcome to

### Sefton Avenue, Wisbech

A fantastic opportunity to own this spacious and versatile 3-bedroom semi-detached house located on the popular Sefton Avenue in Wisbech. This well-presented family home offers much more than meets the eye with additional space and features throughout. On the ground floor, you're welcomed by a hallway leading to a downstairs cloakroom, a spacious kitchen/diner ideal for family meals and entertaining, and a cosy lounge complete with a feature log burner, creating a warm and inviting atmosphere. The first floor comprises three good-sized bedrooms and a modern family bathroom, perfect for growing families or those needing home office space. Outside, the property benefits from off-road parking for two cars to the front. The rear garden is a great size and includes a shed for storage and a unique smoke room-ideal for outdoor entertaining or BBQ enthusiasts. This home offers flexible living is ideally located close to schools, shops and local amenities. 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.

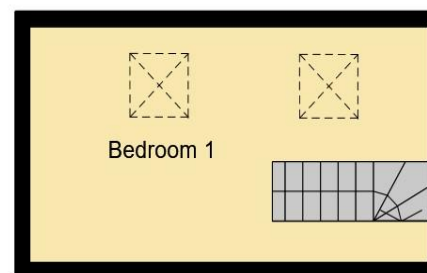




**Ground Floor**



**First Floor**



**Second Floor**

## Cloakroom

## Kitchen/Diner

19' x 9' 4" ( 5.79m x 2.84m )

## Lounge

12' 6" x 12' 7" ( 3.81m x 3.84m )

## Conservatory

7' 8" x 9' ( 2.34m x 2.74m )

## Bedroom 1

9' 4" x 12' 9" ( 2.84m x 3.89m )

## Bedroom 2

9' 9" x 9' 8" ( 2.97m x 2.95m )

## Bedroom 3

7' 9" x 8' 8" ( 2.36m x 2.64m )

## Family Bathroom

## Loft Room

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

### Sefton Avenue, Wisbech

- 3 bedroom semi detached house
- Good sized rear garden
- spacious kitchen/diner
- off road parking for 2 cars
- modern bathroom & wc

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

offers in excess of

**£230,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WSB127472 - 0012

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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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