



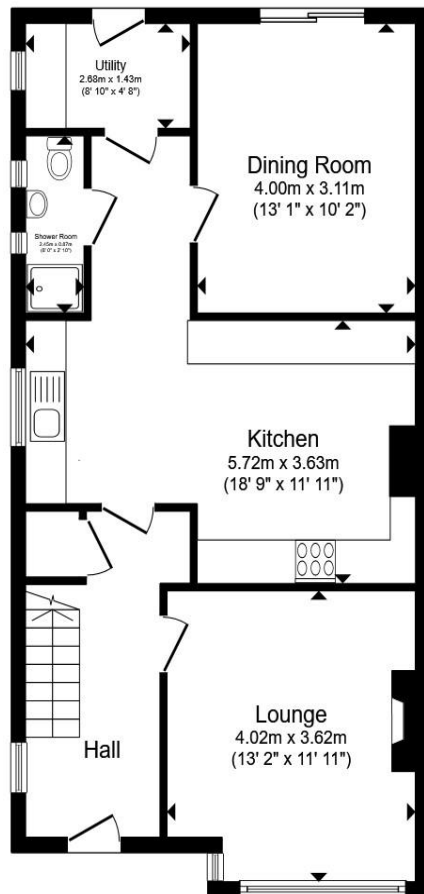
Mount Drive, Wisbech, PE13 2BG

Welcome to

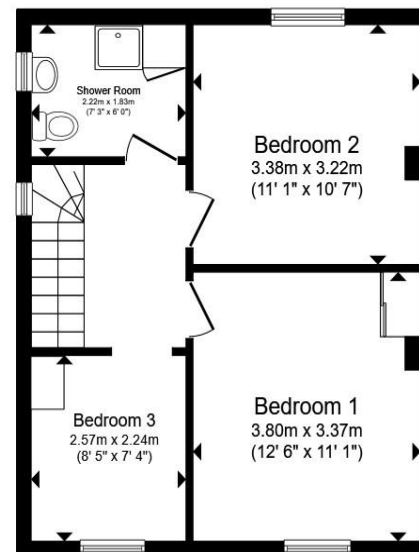
Mount Drive, Wisbech

Situated on a highly sought-after street, this well-presented three-bedroom semi-detached home offers generous living space both inside and out, making it ideal for families and buyers seeking flexible accommodation. The property benefits from off-street parking to the front via a private driveway. Upon entering, you are welcomed into a spacious home arranged over two floors. The ground floor features two reception rooms, with one positioned to the front of the property and a second overlooking the rear garden, providing versatile living and entertaining spaces. At the heart of the home is a large kitchen diner, offering ample room for family dining and everyday living. To the rear of the kitchen is a downstairs shower room, along with a separate utility room conveniently located by the back door. Upstairs, the property offers two generous double bedrooms and a well-proportioned single bedroom, all served by a wet room. Externally, the standout feature is the exceptionally large, enclosed rear garden, extending to approximately 120ft in length. The garden includes multiple sheds and outbuildings, offering excellent storage or potential for workshops, hobbies, or home working spaces. 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

Total floor area 108.0 m² (1,162 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

Agents Note:

Entrance

Lounge

Kitchen

Dining Room

Utility Room

Downstairs Shower Room

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Shower Room

Welcome to

Mount Drive, Wisbech

- Prime Location!
- Semi Detached House
- 2 Reception Rooms
- Downstairs Shower Room
- 120ft Enclosed Rear Garden
- Off Street Parking
- Three Bedrooms
- Upstairs Wet Room

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

£240,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128221



Property Ref:
WSB128221 - 0004

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