



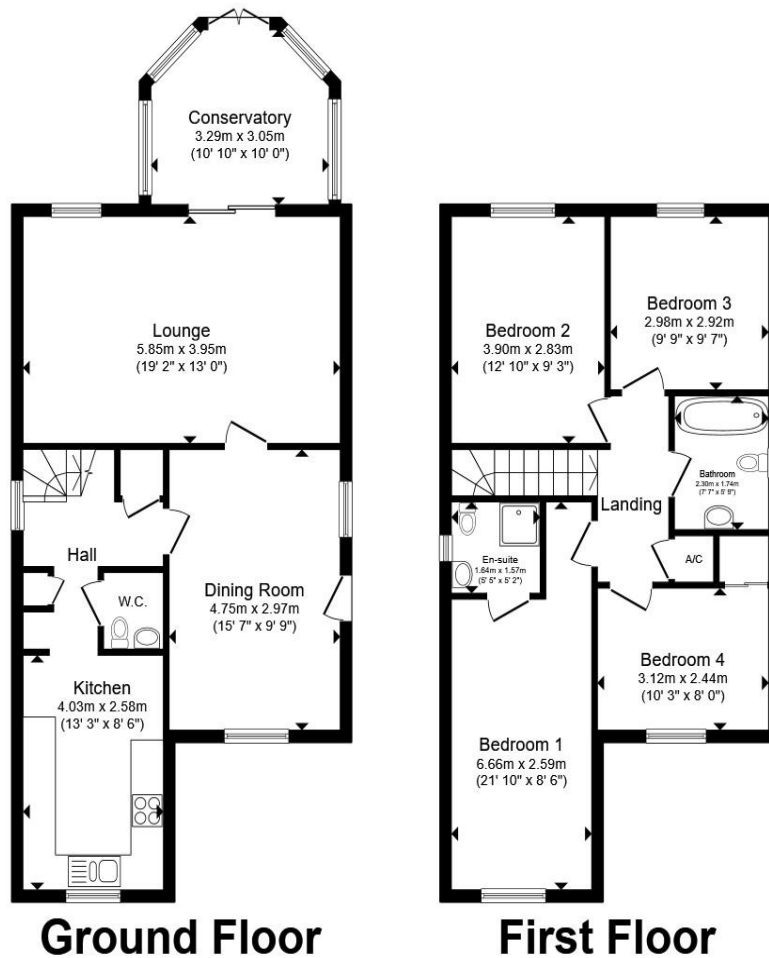
Clarence Road, Wisbech, PE13 2ED

Welcome to

Clarence Road, Wisbech

Situated in the popular market town of Wisbech, this spacious four bedroom detached home offers generous accommodation and a fantastic opportunity for families, first time buyers or investors. The ground floor provides excellent living space, including a spacious lounge and dining area ideal for relaxing or entertaining guests. The property also features a modern fitted kitchen with contemporary fixtures, alongside a separate dining room and a bright conservatory overlooking the garden, creating additional space for family life or entertaining. Upstairs, the first floor offers three well-proportioned rooms, each enjoying plenty of natural light and suitable for use as bedrooms, a home office or playroom depending on the needs of the household. A large family bathroom completes the upstairs accommodation. Externally, the property benefits from convenient off-road parking for several vehicles and a generous garden space, offering a peaceful area to enjoy outdoor living. Located close to the town centre, the property provides easy access to local shops and amenities. This versatile and well-located home offers excellent space both inside and out, and early viewing is recommended. 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.





Entrance Hall
 Lounge
 Conservatory
 Dining Room
 Kitchen
 Downstairs Wc
 First Floor Landing
 Bedroom One
 En-Suite
 Bedroom Two
 Bedroom Three
 Bedroom Four
 Bathroom

Total floor area 127.0 m² (1,367 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

Clarence Road, Wisbech

- Four bedroom detached house
- Spacious lounge and dining areas
- Modern fitted kitchen
- Large family bathroom
- Off road parking for several vehicles
- Popular residential location
- Ideal family home

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

£235,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128396



Property Ref:
WSB128396 - 0008

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.



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