



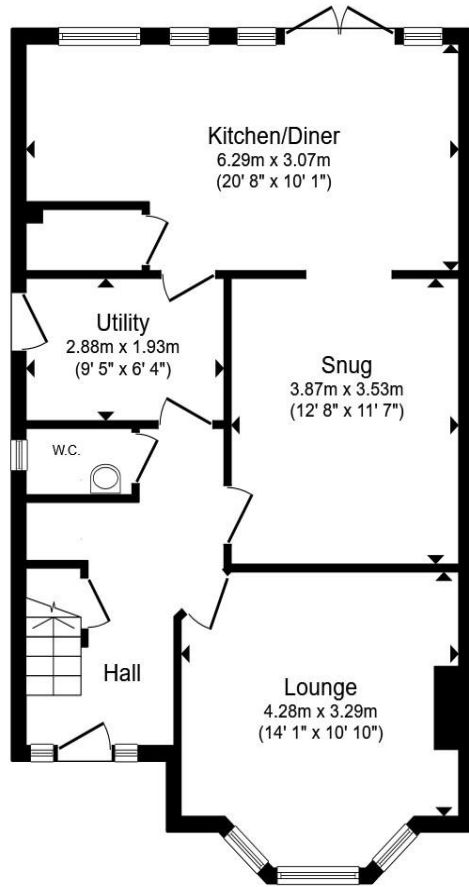
Sandringham Avenue, Wisbech PE13 3ED

Welcome to

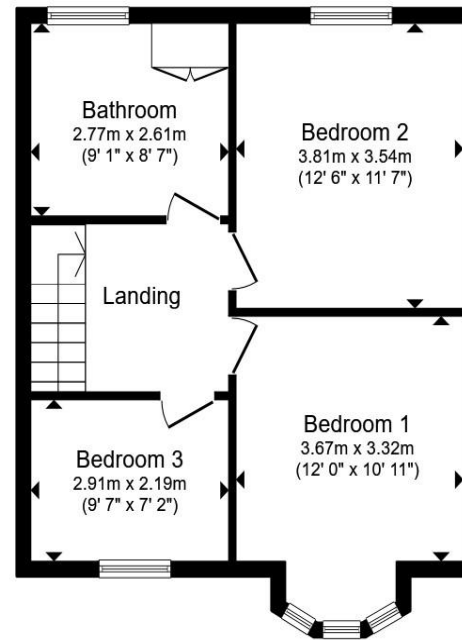
Sandringham Avenue, Wisbech

Situated in a popular residential area close to the heart of Wisbech, this well-presented semi-detached home offers spacious accommodation throughout. The ground floor comprises a cloakroom, a bright lounge with wooden flooring, a separate dining room with feature fireplace, and a modern kitchen/diner fitted with a range of matching white wall and base units with integrated oven and hob. Patio doors from the dining area open onto the enclosed rear garden, creating an ideal space for family living and entertaining. Upstairs, there are three generous double bedrooms and a stylish family bathroom featuring both a bath and separate shower cubicle. Further benefits include gas central heating, double glazing, an enclosed rear garden, and off-road parking leading to a garage/workshop. Conveniently located for local amenities, schools and the town centre, this is a fantastic family home. 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

Entrance Hall

Lounge

Kitchen / Diner

Snug

Utility Room

Downstairs Wc

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Agents Note:

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

Total floor area 112.0 m² (1,205 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

Sandringham Avenue, Wisbech

- 3 Bed Semi Detached House
- Enclosed Rear Garden
- Off Street Parking
- 3 Double Bedrooms
- 2 Reception Rooms
- Open Plan Kitchen Diner
- Cul- De- Sac Location
- No Onward Chain

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

£240,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128973



Property Ref:
WSB128973 - 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.

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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