

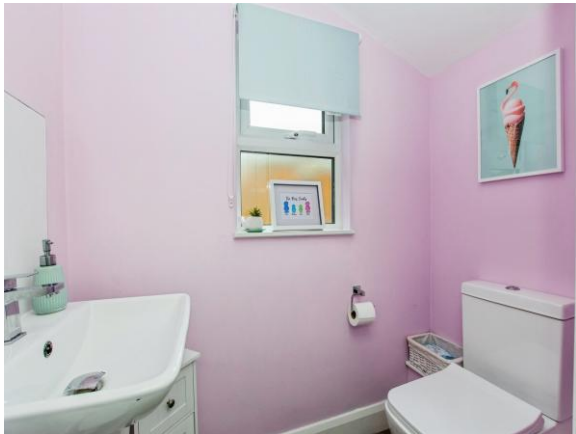


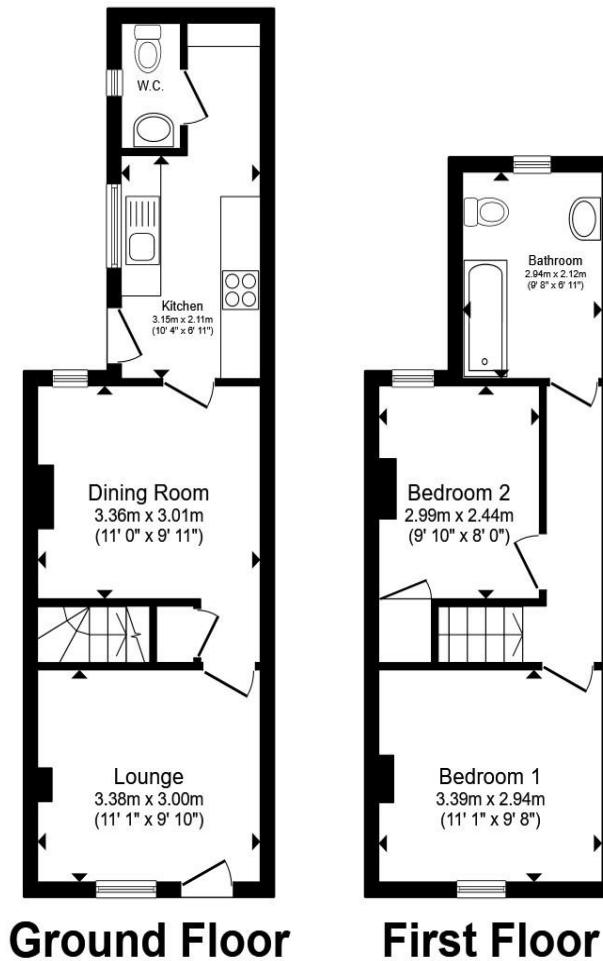
Roscoe Terrace, WISBECH PE13 2QE

Welcome to

Roscoe Terrace, WISBECH

The ground floor accommodation comprises a welcoming and well-presented lounge, providing a comfortable space to relax, alongside a sizable dining area ideal for both everyday living and entertaining guests. The property also benefits from a well-maintained and thoughtfully arranged kitchen, offering ample storage and workspace. To the first floor, the home features two generous double bedrooms, both well presented, along with a spacious and modern three-piece family bathroom finished to a good standard. Externally, the property boasts a private rear garden, creating a pleasant outdoor space perfect for relaxing or socialising. The addition of off-road parking further enhances the practicality of the home. Positioned away from passing traffic, the property enjoys a peaceful setting, making it an excellent choice for buyers seeking both comfort and privacy. Early viewing is highly recommended to fully appreciate the accommodation and location on offer.





- Lounge**
- Dining Room**
- Kitchen**
- Downstairs Wc**
- First Floor Landing**
- Bedroom One**
- Bedroom Two**
- Family Bathroom**

Agents Note:

'There is a easement on the title, please enquire with the branch' - Shared Driveway

Total floor area 64.7 m² (696 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

Roscoe Terrace, WISBECH

- Semi-Detached house
- Two bedrooms
- Two reception Rooms
- Ideal first time purchase
- Rear Garden

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

£170,000

Directions to this property:

From Wisbech Freedom Bridge roundabout take the former A47 Nene Quay signposted Peterborough to the first set of traffic lights and continue straight on. Take the first turning left into Somers Road. At the junction turn left into Queens Road and follow the road to the bottom. Turn right into Victoria Road, then immediately left into Lonsdale Terrace. Continue to the bottom where Roscoe Terrace will be found on the right hand side.



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/WSB128740



Property Ref:
WSB128740 - 0003

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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