



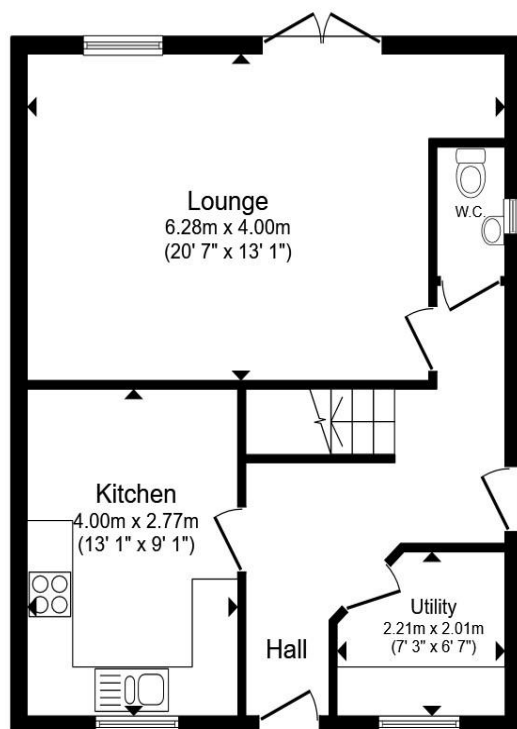
Colvile Road, Wisbech, PE13 2ET

Welcome to

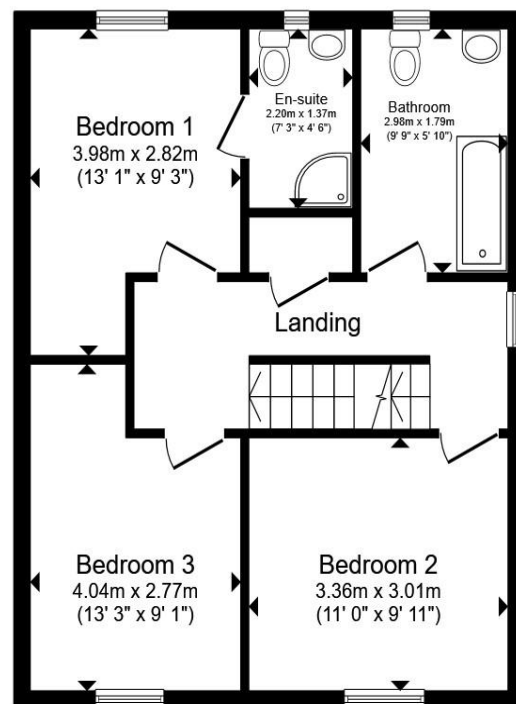
Colville Road, Wisbech

A fantastic opportunity to purchase a spacious and beautifully presented five bedroom detached house in a convenient Wisbech location - offering incredible space and great value for money. To the front, the property offers a slabbed driveway, providing easy parking and a welcoming entrance. Step inside to a bright hallway leading to the modern kitchen/breakfast room, ideal for everyday dining and family life. The generous lounge sits at the rear and offers a comfortable and relaxing living space, with plenty of natural light. A ground floor WC completes the downstairs layout. On the first floor you'll find three well-proportioned bedrooms, including the master bedroom with private en-suite, along with the family bathroom. The second floor offers an additional two bedrooms, making this perfect for larger families, guests, teenagers wanting extra privacy, or anyone working from home. Outside, the property boasts a lovely rear garden, ideal for children, BBQs or simply relaxing. Located close to local amenities, schools, shops and key road links, this property offers everything a growing family needs - space, modern living and convenience, all at exceptional value. 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.

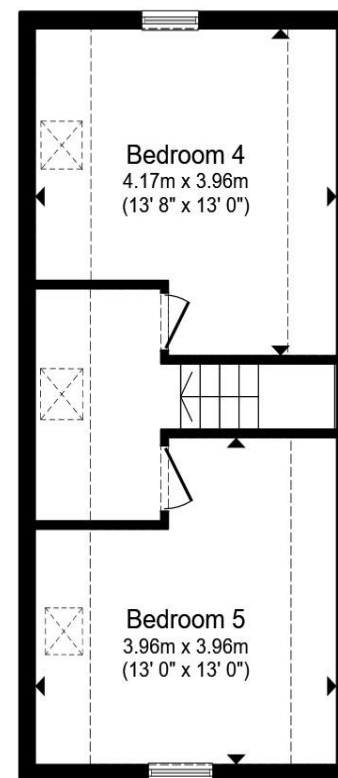




Ground Floor



First Floor



Second Floor

Entrance Hall

Lounge

Kitchen/Diner

Utility Room

Downstairs Wc

First Floor Landing

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Family Bathroom

Second Floor Landing

Bedroom Four

Bedroom Five

Outside

Total floor area 137.4 m² (1,479 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

Colvile Road, Wisbech

- 5 bedroom detached house
- Modern throughout
- Front slabbed driveway
- Kitchen/breakfast room
- 3 first-floor bedrooms including master with en-suite
- Lovely rear garden
- Close to amenities
- Excellent value for money

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£275,000

Directions to this property:

From the Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. At the third set of traffic lights turn left into Norwich Road. Continue along and at the mini roundabout, carry straight on and take the next left into Colvile Road where the property is on the left hand side.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128017



Property Ref:
WSB128017 - 0006

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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