Alexandra Road, Wisbech PE13 1HS

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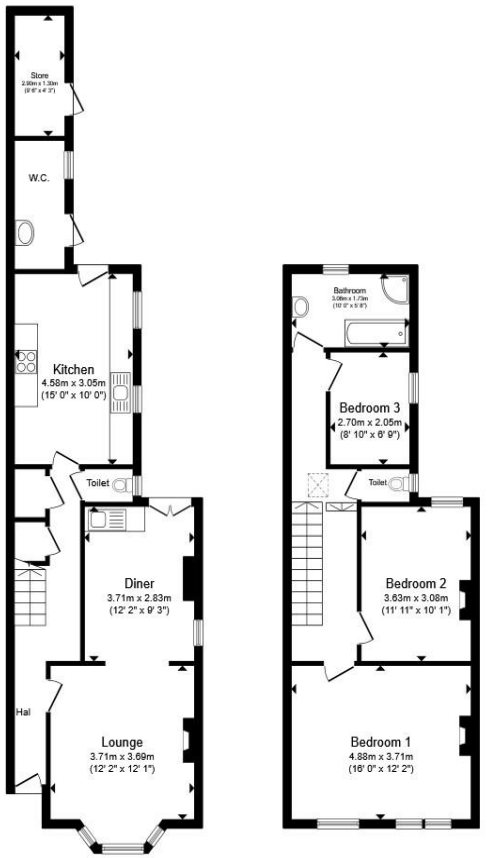
Welcome to

Alexandra Road, Wisbech

Situated in the heart of Wisbech and within easy walking distance of local amenities, this spacious three-bedroom semi-detached home offers excellent potential for those looking to create a fantastic family residence. The property opens into a generous entrance hall with under-stairs storage. A large dual-aspect reception room provides flexible living and dining areas, featuring a traditional fireplace, bay window to the front, and patio doors leading to the rear garden, creating a bright and inviting space. The ground floor also includes a spacious kitchen, cloakroom/WC, and access to an outhouse and a partly completed shower room, offering further scope for improvement. Upstairs are three bedrooms, including a generous main bedroom with feature fireplace, a well-proportioned double bedroom, and a single bedroom overlooking the garden. A family bathroom with bath and separate shower is complemented by a separate WC. Outside, the enclosed rear garden is ideal for families and entertaining, while off-street parking accommodates two vehicles. Offering great scope for modernisation, this property presents an excellent opportunity to add value and personalise a well-located 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.



Entrance Hall

Lounge

Dining Room

Kitchen

First Floor Landinhg

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Separate Toilet

Agents Note:

Heating to the property is served by Gas Central Heating and 3 x open fires (unusable). Please contact the branch for more details'

Total floor area 111.7 m² (1,203 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

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Welcome to

Alexandra Road, Wisbech

- 3 Bed Semi Detached House
- Off Street Parking for 2 Cars
- Enclosed Rear Garden
- Potential for 2 Separate Reception Rooms
- Downstairs WC
- Town Centre Location
- Double Glazing & Gas C/ Heating

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

offers in excess of

£200,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128946

The Property Ombudsman

Property Ref:
WSB128946 - 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.

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