



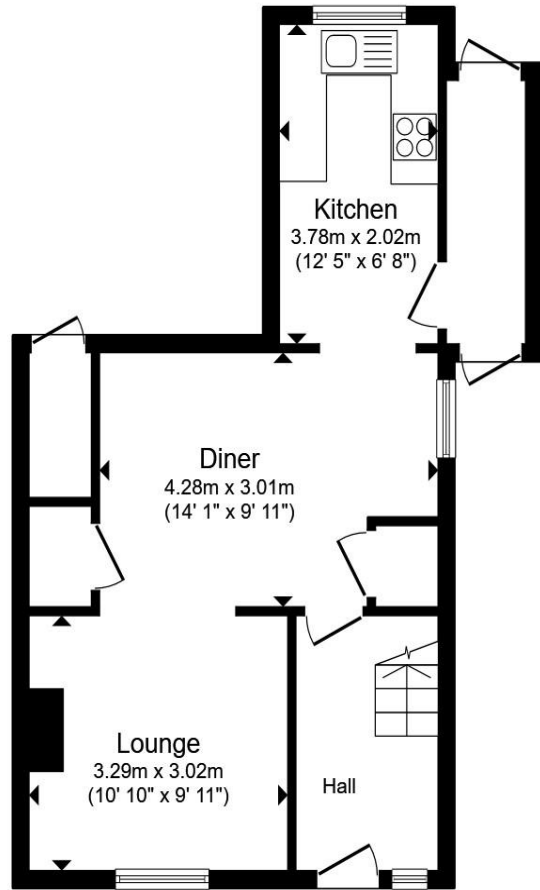
Albany Road, Wisbech, PE13 3AY

Welcome to

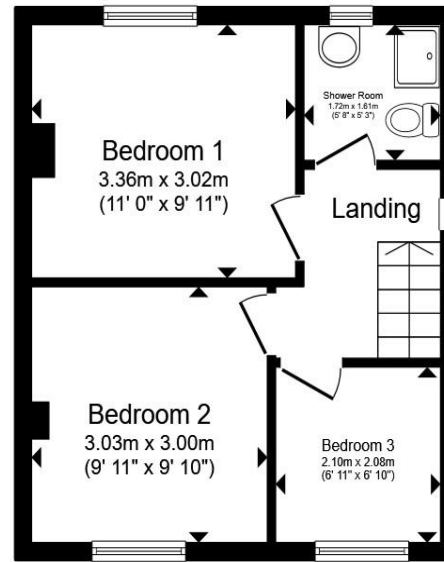
Albany Road, Wisbech

Situated in a quiet cul-de-sac location, this well-presented three-bedroom home offers an excellent opportunity for first-time buyers or investors alike. The property comprises two generous double bedrooms and a well-proportioned single bedroom, all located upstairs alongside a modern shower room. To the ground floor, the home benefits from a bright and spacious living room, a separate dining room ideal for entertaining, and a modern fitted kitchen with ample storage and workspace. Externally, there is a low-maintenance, enclosed rear garden - perfect for relaxing or outdoor dining with minimal upkeep required. Additional benefits include gas central heating and double glazing throughout. Ideally positioned within a short walk of local amenities and the river, this property combines convenience with a peaceful residential setting. Early viewing is highly recommended to appreciate all that this home has to offer. 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

Lounge

Dining Room

Kitchen

Bedroom One

Bedroom Two

Bedroom Three

Shower Room

Total floor area 75.1 m² (808 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 Albany Road, Wisbech

- Modern Property
- No Onward Chain
- 3 Bedrooms
- Enclosed Rear Garden
- Semi Detached House
- Ideal First Time or Investment Purchase

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£125,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB124720



Property Ref:
WSB124720 - 0007

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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