



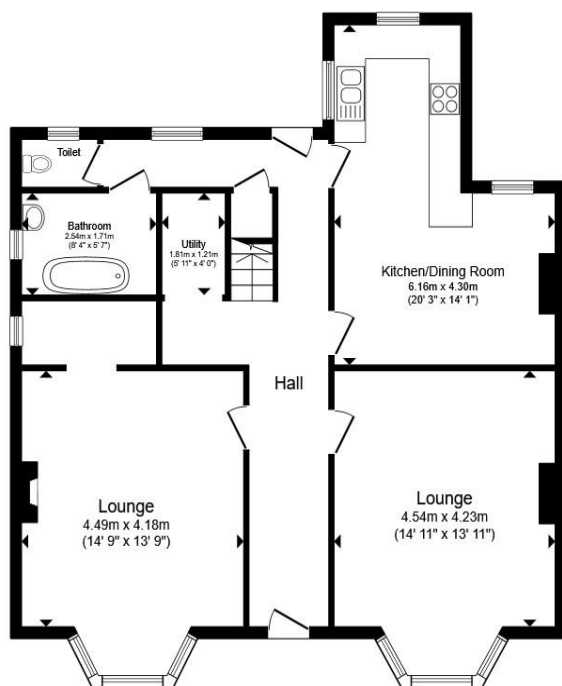
Princes Road, Wisbech, PE13 2PG

Welcome to

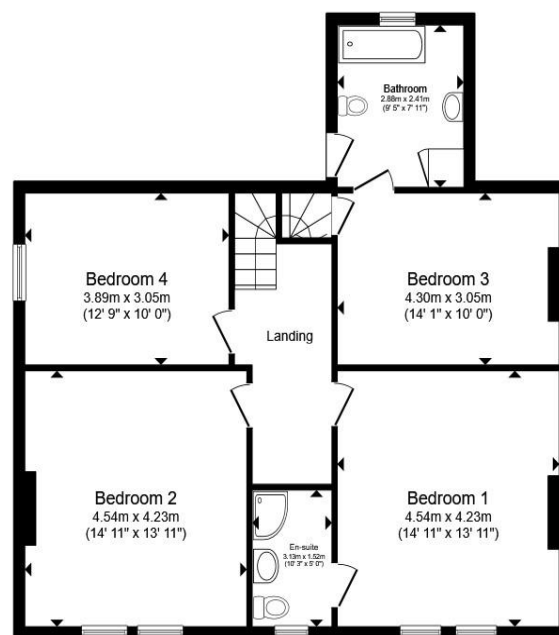
Princes Road, Wisbech

Nestled along the sought-after Princes Road in Wisbech, this impressive four-bedroom detached residence offers generous and versatile living space, perfectly suited to modern family life. The ground floor boasts two well-proportioned reception rooms, including two separate lounges that provide flexible areas for both formal entertaining and comfortable everyday living. The standout feature of the home is the spacious open-plan kitchen/dining area, creating a sociable hub ideal for family gatherings and hosting. Additionally, a convenient ground floor bathroom enhances practicality. Upstairs, the property continues to impress with four generously sized double bedrooms. The principal bedroom benefits from a private en-suite shower room, while the remaining bedrooms are served by a contemporary three-piece family bathroom. Externally, the property offers excellent kerb appeal with the added advantage of a garage accessed via a dropped kerb, ensuring ample off-road parking provision. To the rear, a beautifully presented garden provides a tranquil outdoor space, ideal for relaxing or entertaining during the warmer months. 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

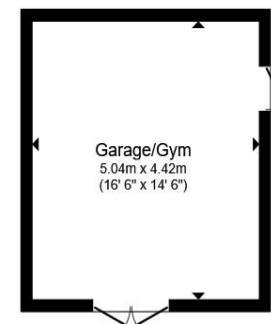




Ground Floor



First Floor



Garage

- Entrance Hall
- Reception Room One
- Reception Room Two
- Kitchen / Dining Room
- Utility
- Downstairs Wc
- Downstairs Bathroom
- First Floor Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Bathroom
- Garage/Gym

Total floor area 200.9 m² (2,163 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

Princes Road, Wisbech

- FOUR/FIVE BEDROOMS
- GARAGE
- ONE/TWO RECEPTIONS
- THREE PIECE BATHROOM
- ENSUITE SHOWER ROOM

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

offers in excess of

£325,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128825



Property Ref:
WSB128825 - 0005

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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