



**Sefton Avenue, Wisbech, PE13 3QN**

## Welcome to

### Sefton Avenue, Wisbech

A fantastic opportunity to own this spacious and versatile 3-bedroom semi-detached house located on the popular Sefton Avenue in Wisbech. This well-presented family home offers much more than meets the eye with additional space and features throughout. On the ground floor, you're welcomed by a hallway leading to a downstairs cloakroom, a spacious kitchen/diner ideal for family meals and entertaining, and a cosy lounge complete with a feature log burner, creating a warm and inviting atmosphere. The first floor comprises three good-sized bedrooms and a modern family bathroom, perfect for growing families or those needing home office space. Outside, the property benefits from off-road parking for two cars to the front. The rear garden is a great size and includes a shed for storage and a unique smoke room-ideal for outdoor entertaining or BBQ enthusiasts. This home offers flexible living is ideally located close to schools, shops and local amenities. A must-see-book your viewing today!

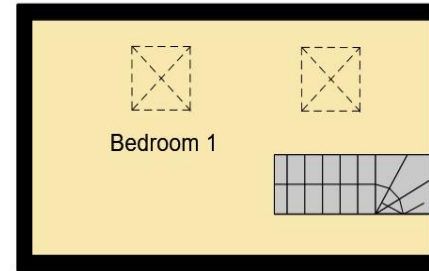




**Ground Floor**



**First Floor**



**Second Floor**

**Cloakroom**

**Kitchen/Diner**

19' x 9' 4" ( 5.79m x 2.84m )

**Lounge**

12' 6" x 12' 7" ( 3.81m x 3.84m )

**Conservatory**

7' 8" x 9' ( 2.34m x 2.74m )

**Bedroom 1**

9' 4" x 12' 9" ( 2.84m x 3.89m )

**Bedroom 2**

9' 9" x 9' 8" ( 2.97m x 2.95m )

**Bedroom 3**

7' 9" x 8' 8" ( 2.36m x 2.64m )

**Family Bathroom**

**Loft Room**

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.focalagent.com](http://www.focalagent.com)

## Welcome to

### Sefton Avenue, Wisbech

- 3 bedroom semi detached house
- Good sized rear garden
- spacious kitchen/diner
- off road parking for 2 cars
- modern bathroom & wc

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

# £240,000

### Directions to this property:

From Wisbech Freedom Bridge roundabout, take the B198 Lynn Road signposted Walsoken & Port Area. Proceed out of town and at the mini roundabout turn right into Lerowe Road. Continue along and turn right into Sefton Avenue



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB127472](http://williamhbrown.co.uk/Property/WSB127472)



Property Ref:  
WSB127472 - 0010

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