



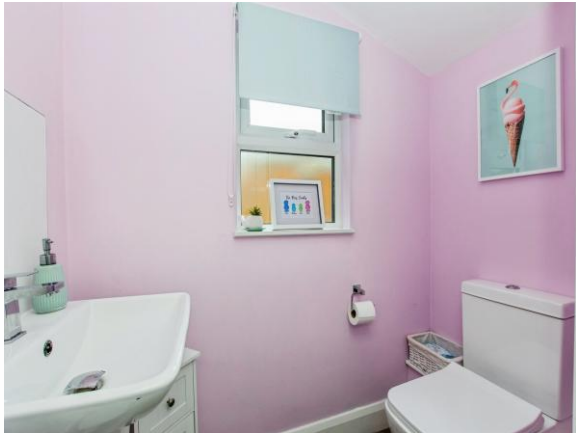
Roscoe Terrace, WISBECH, PE13 2QE

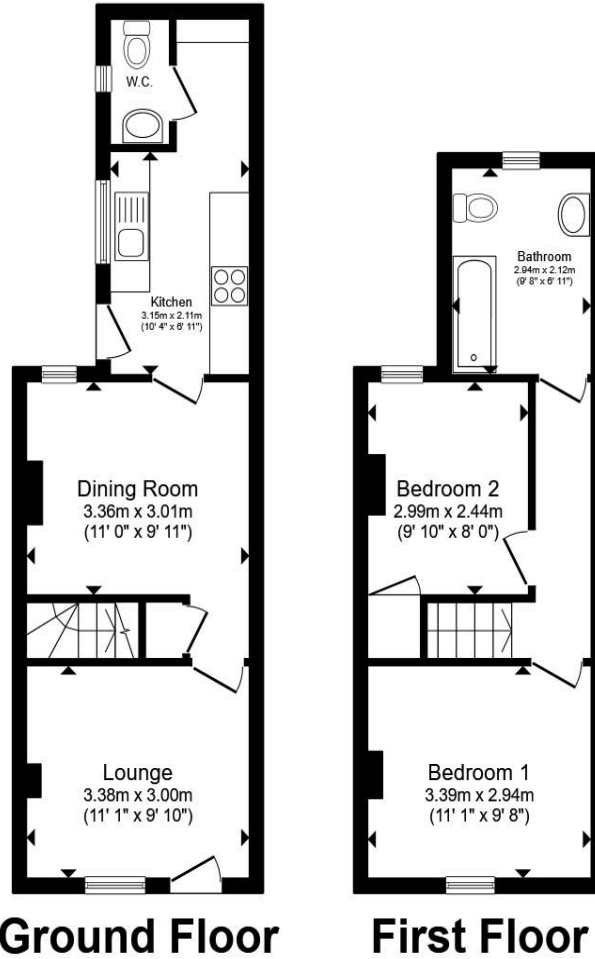
Welcome to

Roscoe Terrace, WISBECH

The ground floor accommodation comprises a welcoming and well-presented lounge, providing a comfortable space to relax, alongside a sizable dining area ideal for both everyday living and entertaining guests. The property also benefits from a well-maintained and thoughtfully arranged kitchen, offering ample storage and workspace. To the first floor, the home features two generous double bedrooms, both well presented, along with a spacious and modern three-piece family bathroom finished to a good standard. Externally, the property boasts a private rear garden, creating a pleasant outdoor space perfect for relaxing or socialising. The addition of off-road parking further enhances the practicality of the home. Positioned away from passing traffic, the property enjoys a peaceful setting, making it an excellent choice for buyers seeking both comfort and privacy.

Early viewing is highly recommended to fully appreciate the accommodation and location on 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.





Lounge

Dining Room

Kitchen

Downstairs Wc

First Floor Landing

Bedroom One

Bedroom Two

Family Bathroom

Agents Note:

'There is a easement on the title, please enquire with the branch' - Shared Driveway

Total floor area 64.7 m² (696 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

Roscoe Terrace, WISBECH

- Semi-Detached house
- Two bedrooms
- Two reception Rooms
- Ideal first time purchase
- Rear Garden

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

offers in excess of

£160,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128740



Property Ref:
WSB128740 - 0004

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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