



Prins Avenue, Wisbech, PE13 3HU

Welcome to

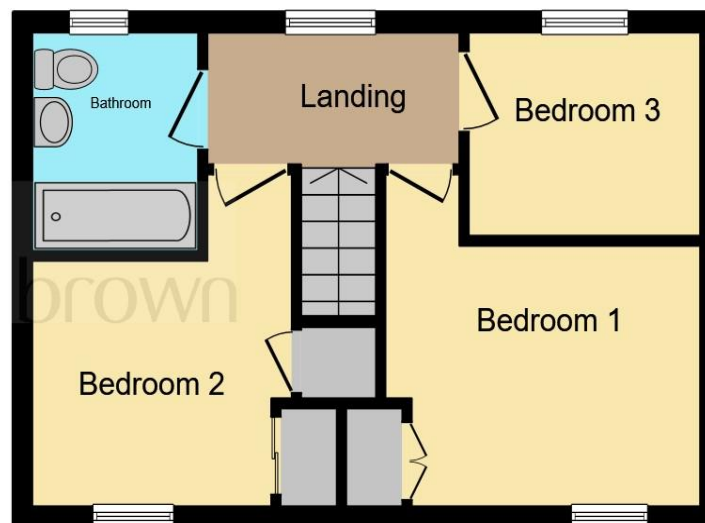
Prins Avenue, Wisbech

Located on the ever-popular Prins Avenue, this three bedroom detached house presents an excellent opportunity for buyers seeking a property they can update and personalise. Offering a generous layout and a great plot, this home is ideal for first-time buyers, families or investors looking for a project in a strong residential area. The ground floor features a welcoming lounge, a spacious kitchen/diner offering plenty of potential for a modern redesign, a useful downstairs WC, and a bright conservatory overlooking the garden. Upstairs are three bedrooms, all well-proportioned, along with the family bathroom. Outside, the property provides a single garage, driveway parking to the front, and a private rear garden offering a good amount of space-perfect for landscaping or outdoor entertaining. With local amenities, schools and transport routes close by, this is a fantastic chance to create a home tailored to your own style. Early viewing recommended. 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

Ds Wc

Lounge

11' max x 15' 6" max (3.35m max x 4.72m max)

Kitchen/Diner

15' 7" x 8' 9" (4.75m x 2.67m)

Conservatory

Bedroom 1

11' x 8' 7" (3.35m x 2.62m)

Bedroom 2

8' 1" x 8' 3" (2.46m x 2.51m)

Bedroom 3

8' 1" x 6' 8" (2.46m x 2.03m)

Family Bathroom

Garage

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

Welcome to

Prins Avenue, Wisbech

- Three bedroom detached house
- Fantastic opportunity to modernise
- Downstairs WC
- Kitchen/diner
- Bright conservatory
- Driveway parking to the front
- Popular location close to amenities

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

£165,000



Directions to this property:

From Wisbech Freedom Bridge roundabout take the Lynn Road signposted Walsoken. Proceed out of town and at the mini roundabout continue straight on. At the next traffic lights turn left into Walton Road, then left again into Waterlees Road. Follow the road round turning left into Prins Avenue where the property can be found on your left hand side.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127836



Property Ref:
WSB127836 - 0006

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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william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk