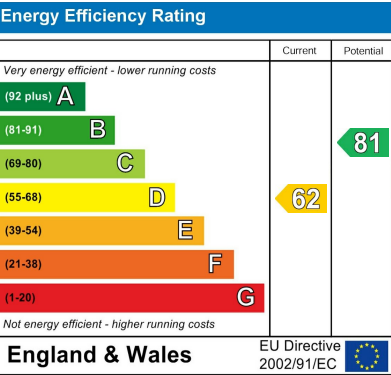


DIRECTIONS

Sat Nav: PE13 2DY What Three Words: galloping.accompany.pimples



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.



brittons
estate agents

www.brittons.net



9 Tavistock Road Wisbech Cambridgeshire PE13 2DY

BEAUTIFULLY REFURBISHED AND SPACIOUS FOUR BEDROOM SEMI
DETACHED HOUSE IN CONVENIENT LOCATION

Wisbech

£300,000 Freehold

01553 692828
sales@brittons.net





ENTRANCE HALL original restored parquet flooring, stairs to first floor, under stairs cupboard and a picture rail. Window to front aspect. Radiator.	
LOUNGE Open fireplace with a decorative stone surround, picture rail, bay window to front aspect, decorative window to rear aspect and a circular portal window to the side aspect. Radiator.	16'7 x 12'0 (5.05m x 3.66m)
DINING ROOM Original restored parquet flooring, open fire with decorative brick surround, Wall lights, double radiator and French doors leading into the rear garden.	19'11 x 11'4 (6.07m x 3.45m)
KITCHEN Range of contemporary shaker style units with wooden worktops over. Breakfast bar with hanging lights over. Built in larder style corner unit, integrated dishwasher and fridge freezer, plumbing for washing machine and tumble drier, range cooker with extractor fan over and sink with drainer and mixer tap over and Kardean luxury vinyl tiles herring bone style flooring.	12'8 x 11'5 (3.86m x 3.48m)
CLOAKROOM Comprising of a two piece suite with a hand wash basin built into vanity unit and W.C, radiator and vinyl flooring.	
LANDING Fitted carpet, storage cupboard and doors to bedrooms and family bathroom.	
MASTER BEDROOM Fitted carpet, window to front aspect, built in wardrobe, radiator and picture rail.	16'3 x 12'0 (4.95m x 3.66m)
BEDROOM TWO Fitted carpet, bay window to rear aspect with deep window sill, radiator and picture rail.	17'0 x 12'0 (5.18m x 3.66m)
BEDROOM THREE Fitted carpet, double radiator and window to rear aspect.	16'2 x 13'0 (4.93m x 3.96m)
BEDROOM FOUR Fitted carpet, double radiator and window to front aspect.	12'0 x 8'3 (3.66m x 2.51m)

BATHROOM
Comprising of a four piece suite to include a pedestal hand wash basin, W.C, roll top bath with mixer tap and shower attachment over, and a tiled splash back. Walk in shower enclosure with handheld attachment, luxury vinyl tiled flooring and two obscured windows to the side aspect.

FRONT GARDEN
Fencing to both the sides and front with a gate for access. Mainly laid to lawn with a variety of established shrubs and plants. Pathway leading to front door. Access road to the garage with hardstanding at end of garden for further parking and gated access into rear garden.

REAR GARDEN
Mainly laid to lawn with a footpath leading to two brick built sheds, enclosed with timber panelled fencing.

IMPORTANT INFORMATION
MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.



NO UPWARD CHAIN! Situated on Tavistock Road in Wisbech, this delightful semi-detached house, built in 1920, offers a perfect blend of character and modern living. With four generously sized bedrooms and a very well-appointed bathroom, this property is ideal for families seeking both space and comfort. As you enter, you are greeted by two inviting reception rooms that exude warmth and charm, showcasing the home's original features such as stunning parquet flooring, elegant bay windows, and traditional open fires. These elements not only highlight the property's rich heritage but also create a welcoming atmosphere for both relaxation and entertaining. The heart of the home is undoubtedly the beautiful kitchen, thoughtfully designed with shaker-style units and complemented by wooden worktops. The large breakfast bar provides a perfect spot for casual dining or enjoying a morning coffee, making it a delightful space for family gatherings. The property is very spacious, allowing for a comfortable lifestyle, and it has been presented with great care to honour its character while providing modern conveniences. Outside, there is parking available to the rear, adding to the practicality of this charming home. This characterful period residence is a rare find, offering a unique opportunity to own a piece of history while enjoying the comforts of contemporary living. Whether you are looking for a family home or a place to entertain, this property is sure to impress.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions in these dimensions. The floorplan is provided for general guidance only and should not be relied upon for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metaphor 03/2025



