





Eighth Avenue, Wisbech PE13 2BW

william h brown

Welcome to

Eighth Avenue, Wisbech

Tucked away within a highly regarded cul de sac, this established detached bungalow combines comfortable, single-storey living with a generous plot and the benefit of no onward chain. The accommodation includes three bedrooms, a welcoming 15' lounge, a refitted kitchen, and a modern refitted shower room. The property features PVCu double glazing and gas radiator central heating, ensuring warmth and efficiency all year round. Outside, a large driveway provides multi-vehicle off-road parking leading to a detached single garage and an impressive 19' timber workshop-ideal for hobbies, storage, or conversion to a home office. The generous rear garden offers plenty of space to relax, entertain, or enjoy the outdoors in privacy. A superb opportunity to purchase a well-presented detached bungalow in a sought-after residential setting-perfect for downsizers or families seeking a peaceful location close to town amenities. 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.















Entrance Hall

Lounge
15' 10" x 11' 10" (4.83m x 3.61m)

Kitchen
11' 10" x 9' 4" (3.61m x 2.84m)

Bedroom One
9' 11" plus door recess x 13' 11" (3.02m plus door recess x 4.24m)

Bedroom Two
11' 11" x 9' 10" (3.63m x 3.00m)

Bedroom Three
5' 10" x 9' 10" (1.78m x 3.00m)

Shower Room
8' 7" x 6' 1" (2.62m x 1.85m)

Garage
18' x 7' 8" (5.49m x 2.34m)

Workshop
19' 4" x 9' 4" (5.89m x 2.84m)

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

Eighth Avenue, Wisbech

- Established detached bungalow
- Three bedrooms
- Refitted kitchen and shower room
- Highly regarded cul de sac location
- No onward chain

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

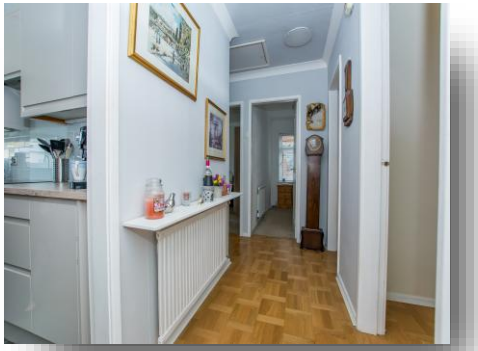
Directions to this property:

From Freedom Bridge roundabout take the A1101 signposted Downham Market. At the third set of traffic lights turn left into Norwich Road. Continue along and turn right into Mount Drive. Continue to the bottom of this road and turn left onto Eighth Avenue where the property will be found on your right hand side. Look for our board!

£230,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127979

The Property Ombudsman

Property Ref:
WSB127979 - 0011

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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