





Harecroft Road, Wisbech PE13 1RL

william h brown

Welcome to

Harecroft Road, Wisbech

Ideally positioned within easy walking distance of both Peckover Primary School and Wisbech Grammar School, this established three-bedroom semi-detached home is perfectly suited to families seeking space, convenience and a well-connected location. The accommodation includes a spacious 18ft lounge/dining room, providing an excellent setting for both everyday family living and entertaining guests. A conservatory to the rear offers additional versatile living space and enjoys views over the garden. Upstairs, the property boasts three well-proportioned bedrooms, while further benefits include PVCu double glazing throughout and ample storage. Outside, the property continues to impress with generous off-road parking for multiple vehicles, a single garage and an attractive west-facing rear garden, ideal for enjoying afternoon and evening sunshine. Offering excellent access to local schools, amenities and town centre facilities, this is a fantastic opportunity for growing families and early viewing is highly 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**

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

Lounge/Dining Room
11' 10" x 18' 9" (3.61m x 5.71m)

Conservatory
10' x 10' 1" (3.05m x 3.07m)

Kitchen
9' 10" x 9' 10" (3.00m x 3.00m)

First Floor Landing

Bedroom One
10' x 10' 4" (3.05m x 3.15m)

Bedroom Two
10' 3" x 8' 5" (3.12m x 2.57m)

Bedroom Three
8' x 5' 6" (2.44m x 1.68m)

Bathroom
8' x 6' 8" (2.44m x 2.03m)

Agents Note:
It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

Welcome to

Harecroft Road, Wisbech

- Established semi-detached house
- Three bedrooms
- Conservatory
- Sunny, west-facing rear garden
- Walk to town and local schools

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

Directions to this property:

From the Wisbech Freedom Bridge roundabout, go over the bridge and turn immediately left into the Old Market. Continue along bearing right into Harecroft Road where the property is on the left hand side.

£160,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB129103

The Property Ombudsman

Property Ref:
WSB129103 - 0003

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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01945 464451

Wisbech@williamhbrown.co.uk

20 High Street, WISBECH, Cambridgeshire, PE13 1DE

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.