





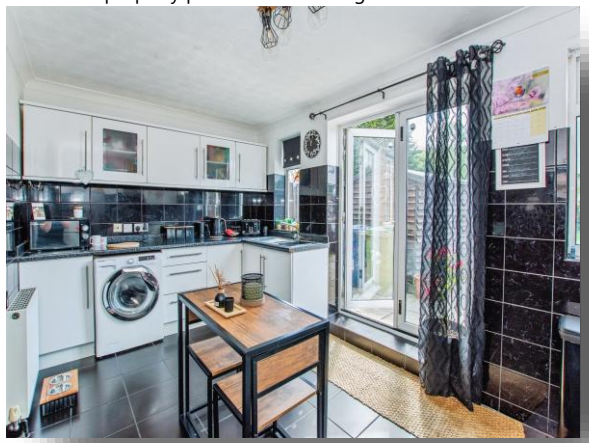
Railway Road, Wisbech PE13 2QB

william h brown

Welcome to

Railway Road, Wisbech

Offered for sale in excellent condition throughout, this attractive end-terrace home is ideally positioned within a quiet no-through road in Wisbech, with local schools, green spaces and everyday amenities all conveniently close by. The ground floor offers well-planned accommodation, beginning with a spacious open-plan lounge and dining area, creating an ideal space for both relaxing and entertaining. A useful ground floor WC adds practicality, while to the rear an extension houses a modern fitted kitchen with direct access into the garden. Upstairs, the property continues to impress with two well-proportioned bedrooms, both benefiting from recently fitted carpets, along with a family bathroom accessed from the landing. Externally, the home enjoys an enclosed front courtyard, while to the rear is a generous garden featuring a lawned area, patio seating space and secure fenced boundaries — perfect for outdoor enjoyment. Additional benefits include a gas combi boiler installed in 2022, contributing to the home's overall efficiency and appeal. Well presented and ready to enjoy, this property is ideal for first-time buyers, downsizers or investors alike. 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.



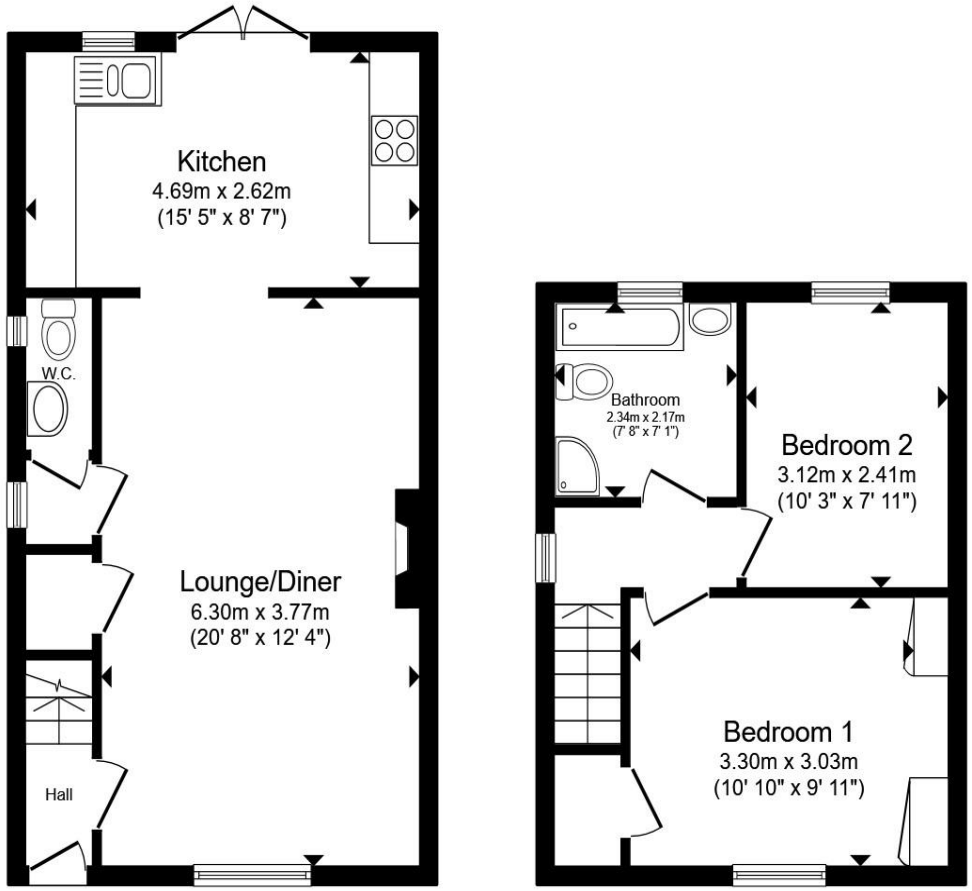












Ground Floor **First Floor**

Entrance Hall

Lounge / Diner

Kitchen

Downstairs Wc

First Floor Landing

Bedroom One

Bedroom Two

Bathroom

Total floor area 71.6 m² (771 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

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Welcome to

Railway Road, Wisbech

- 2 Bed End Of Terrace House
- Enclosed Rear Garden
- Spacious Modern Kitchen
- Downstairs WC
- Enclosed Front Garden
- Town Location
- Close Walk to Local Schools and Amenities
- Ideal for First Time Buyers of Investors

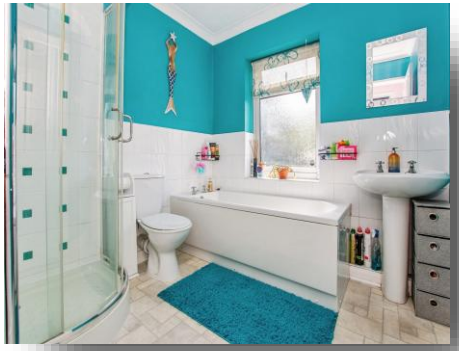
Tenure: Freehold EPC Rating: C
Council Tax Band: A

offers over

£150,000

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the former A47, Nene Quay, signposted Peterborough to the first set of traffic lights. Continue straight on and take the first turning left into Somers Road. At the junction turn left into Queens Road and continue along. At the bottom turn right into Victoria Road and follow the road along into Railway Road. Turn left where the property can then be found on your right hand side,









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128585

The Property Ombudsman

Property Ref:
WSB128585 - 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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