





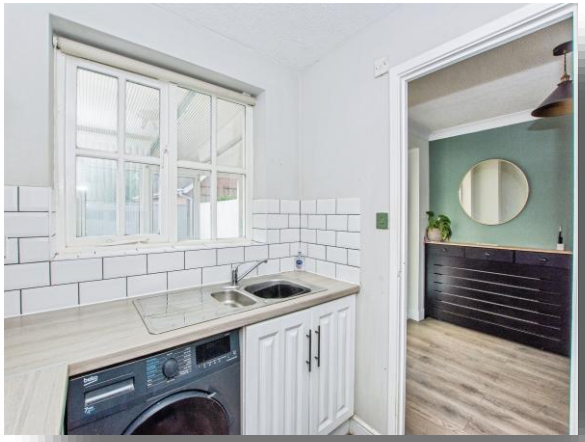
Heron Road, Wisbech PE13 2TR

william
h brown

Welcome to

Heron Road, Wisbech

Positioned in a desirable Wisbech location on Heron Road, this well-presented two-bedroom home offers an excellent opportunity for first-time buyers and investors alike. The property is ideally situated with Thomas Clarkson Academy located directly opposite the entrance to the street, providing a convenient setting for families. The home benefits from off-street parking, a garage located to the side of the garden, and a spacious, enclosed rear garden that is easy to maintain. Upon entering the property, you are welcomed into a hallway which leads into the open-plan living/dining room on the right. This generous space comfortably accommodates both lounge and dining furniture, creating a flexible and sociable living area. To the rear left of the room is the kitchen, well positioned for everyday practicality. To the rear of the home is a bright conservatory, providing a versatile additional reception room. Upstairs, the property comprises a large double bedroom to the front, a good-sized single bedroom to the rear, and a family bathroom. 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.



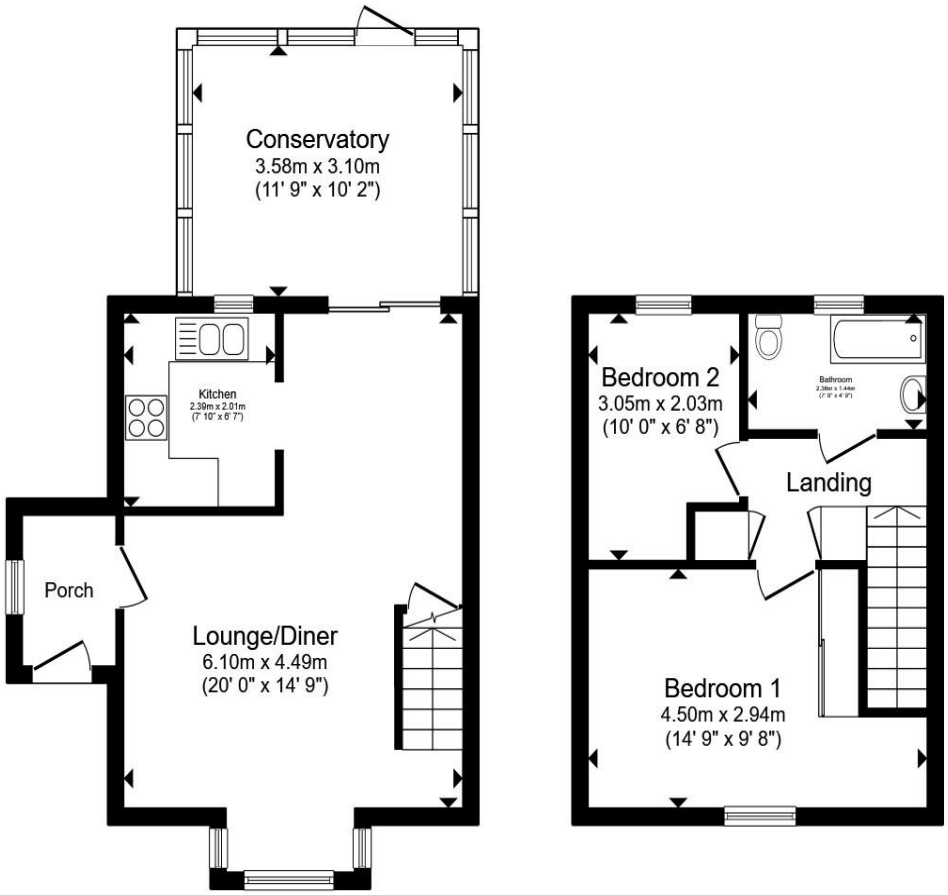












Total floor area 70.4 m² (758 sq.ft.) approx

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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Entrance Porch

Lounge / Diner

Kitchen

Conservatory

First Floor Landing

Bedroom One

Bedroom Two

Bathroom

Agents Note:

'Heating to the property is served by Electric. Please contact the branch for more details'

Welcome to

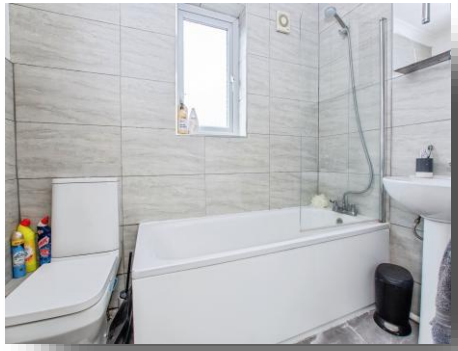
Heron Road, Wisbech

- Modern 2 Bed House
- Off Street Parking
- Spacious Enclosed Rear Garden
- Open Plan Living Area
- Singe Garage
- Conservatory
- Ideal for Investors or First Time Buyers
- No Onward Chain

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

£170,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128545

The Property Ombudsman

Property Ref:
WSB128545 - 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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