Godwin Road, Wisbech, PE13 3HR

william h brown

Welcome to

Godwin Road, Wisbech

Situated in a cul-de-sac location, this modern two-bedroom home offers well-presented accommodation ideal for first-time buyers or investors alike. To the front of the property, a driveway positioned to the right provides convenient off-road parking. Upon entering, you are welcomed directly into a bright and comfortable living room, creating a cosy yet contemporary space for relaxing or entertaining. To the rear, the kitchen is well laid out and functional, offering ample storage and workspace with views over the garden. Upstairs, the property comprises two well-proportioned bedrooms and a modern family bathroom, finished in a clean and stylish design. Externally, the home benefits from an enclosed rear garden designed for ease of maintenance - perfect for those seeking outdoor space without the upkeep. Ideally located within walking distance of local amenities, a primary school, parks, and a community centre, this property combines convenience with a peaceful residential setting. Early viewing is highly recommended to fully appreciate what this home has to offer.

Lounge
Kitchen
Bedroom One
Bedroom Two
Bathroom
Agents Note:
'Heating to the property is served by Electric. Please contact the branch for more details'

Welcome to

Godwin Road, Wisbech

- Modern 2 Bed House
- Enclosed Rear Garden
- Off Street Parking
- End of Terrace
- Cul-De-Sac Location
- Ideal First Time or Investment Purchase

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

£145,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB117678

The Property Ombudsman

Property Ref:
WSB117678 - 0004

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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