



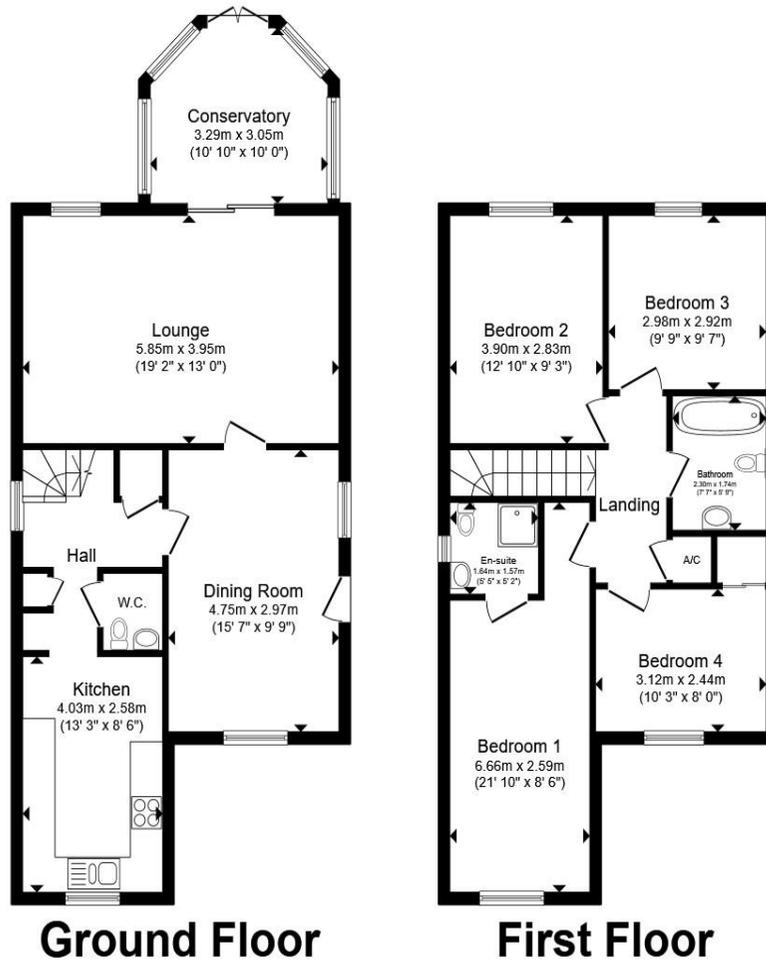
**Clarence Road, Wisbech PE13 2ED**

## Welcome to

### Clarence Road, Wisbech

Situated in the popular market town of Wisbech, this spacious four bedroom detached home offers generous accommodation and a fantastic opportunity for families, first time buyers or investors. The ground floor provides excellent living space, including a spacious lounge and dining area ideal for relaxing or entertaining guests. The property also features a modern fitted kitchen with contemporary fixtures, alongside a separate dining room and a bright conservatory overlooking the garden, creating additional space for family life or entertaining. Upstairs, the first floor offers three well-proportioned rooms, each enjoying plenty of natural light and suitable for use as bedrooms, a home office or playroom depending on the needs of the household. A large family bathroom completes the upstairs accommodation. Externally, the property benefits from convenient off-road parking for several vehicles and a generous garden space, offering a peaceful area to enjoy outdoor living. Located close to the town centre, the property provides easy access to local shops and amenities. This versatile and well-located home offers excellent space both inside and out, and early viewing is recommended.





- Entrance Hall**
- Lounge**
- Conservatory**
- Dining Room**
- Kitchen**
- Downstairs Wc**
- First Floor Landing**
- Bedroom One**
- En-Suite**
- Bedroom Two**
- Bedroom Three**
- Bedroom Four**
- Bathroom**

Total floor area 127.0 m<sup>2</sup> (1,367 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](http://www.propertybox.io)



## Welcome to

### Clarence Road, Wisbech

- Four bedroom detached house
- Spacious lounge and dining areas
- Modern fitted kitchen
- Large family bathroom
- Off road parking for several vehicles
- Popular residential location
- Ideal family home

Tenure: Freehold EPC Rating: D

Council Tax Band: D

# £260,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/WSB128396](https://www.williambrown.co.uk/Property/WSB128396)



Property Ref:  
WSB128396 - 0002

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