



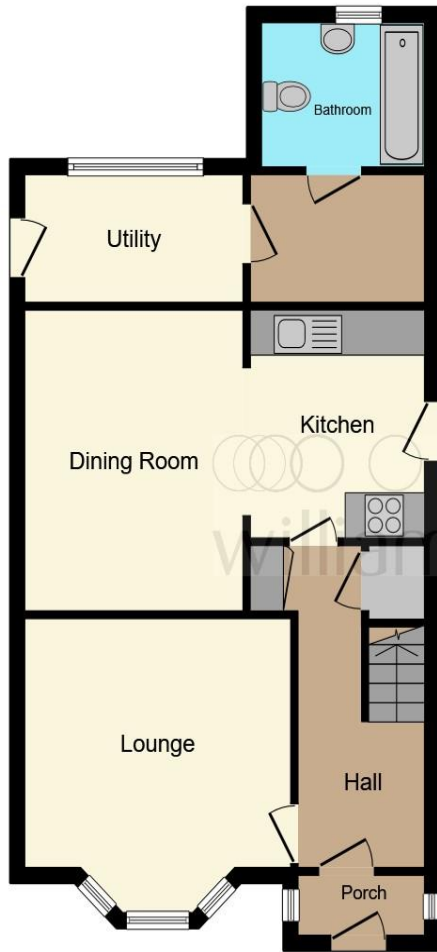
**Oakroyd Crescent, Wisbech PE13 3AR**

## Welcome to

### Oakroyd Crescent, Wisbech

ONE TO ADD TO YOUR PORTFOLIO? Being offered with a tenant in situ, this established detached house is located approximately 0.5 miles from the town centre of Wisbech and is available to the market with no onward chain! With three double bedrooms and two reception rooms, the property also benefits from a useful utility room, bath & shower rooms, gas radiator central heating and PVCu double glazed windows.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Lounge**

9' 6" excluding bay x 12' 6" ( 2.90m excluding bay x 3.81m )

**Dining Room**

13' x 10' ( 3.96m x 3.05m )

**Kitchen**

9' 11" x 8' 5" ( 3.02m x 2.57m )

**Utility Room**

5' 5" x 10' 4" ( 1.65m x 3.15m )

**Rear Lobby**

**Bathroom**

6' 3" x 7' 11" ( 1.91m x 2.41m )

**First Floor Landing**

**Bedroom One**

13' 1" x 10' ( 3.99m x 3.05m )

**Bedroom Two**

12' 7" maximum x 9' 7" ( 3.84m maximum x 2.92m )

**Bedroom Three**

10' x 8' 6" ( 3.05m x 2.59m )

**Shower Room**

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](http://www.focalagent.com)

## Welcome to

## Oakroyd Crescent, Wisbech

- Established detached house
- Three bedrooms
- Two reception rooms
- Tenant in situ
- NO FORWARD CHAIN

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

offers in excess of

# £180,000

### Directions to this property:

At Freedom Bridge roundabout take the Lynn Road exit and turn left onto De Havilland Road. Turn right onto Oakroyd Crescent and follow the road around where the property is on the right hand side.



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/WSB125468](http://williambrown.co.uk/Property/WSB125468)



Property Ref:  
WSB125468 - 0008

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