



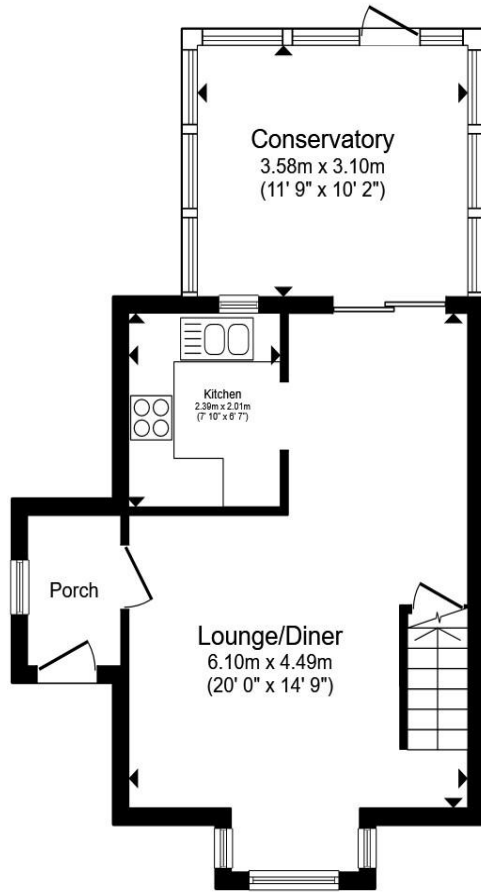
Heron Road, Wisbech, PE13 2TR

Welcome to

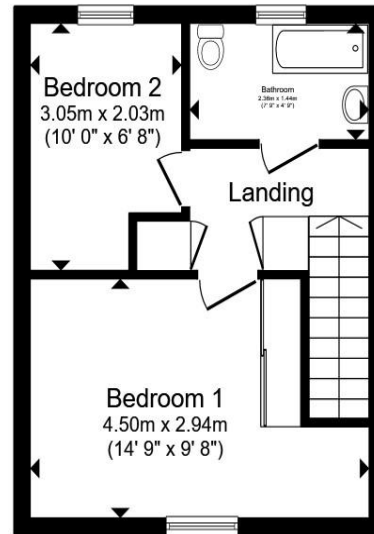
Heron Road, Wisbech

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 — perfect for outdoor enjoyment with minimal upkeep. 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. This space is ideal for use as a home office, dining area, or playroom, with pleasant views over the garden. Upstairs, the property comprises a large double bedroom to the front, a good-sized single bedroom to the rear, and a family bathroom. This appealing home is well located, offers excellent storage and parking options, and presents a fantastic opportunity for first-time buyers or those seeking a solid investment.





Ground Floor



First Floor

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'

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



Welcome to

Heron Road, Wisbech

- Modern 2 Bed House
- Off Street Parking
- Spacious Enclosed Rear Garden
- Open Plan Living Area
- Single Garage

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

£185,000



Please note the marker reflects the postcode not the actual property

view this property online [williambrown.co.uk/Property/WSB128545](https://www.williambrown.co.uk/Property/WSB128545)



Property Ref:
WSB128545 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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