



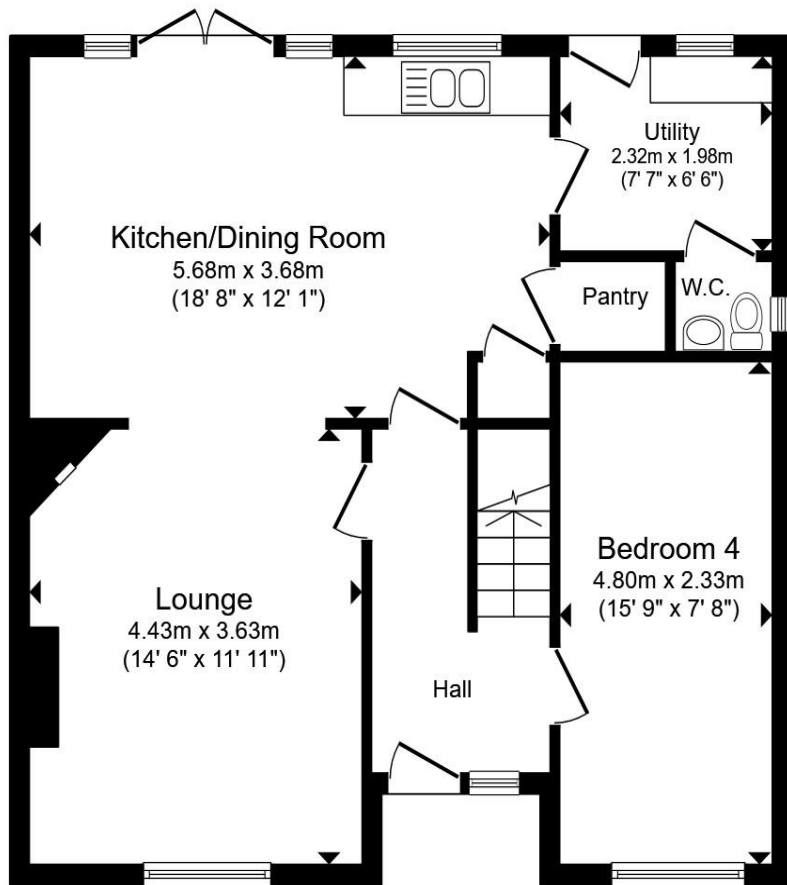
**Mansell Road, Wisbech PE13 2SP**

## Welcome to

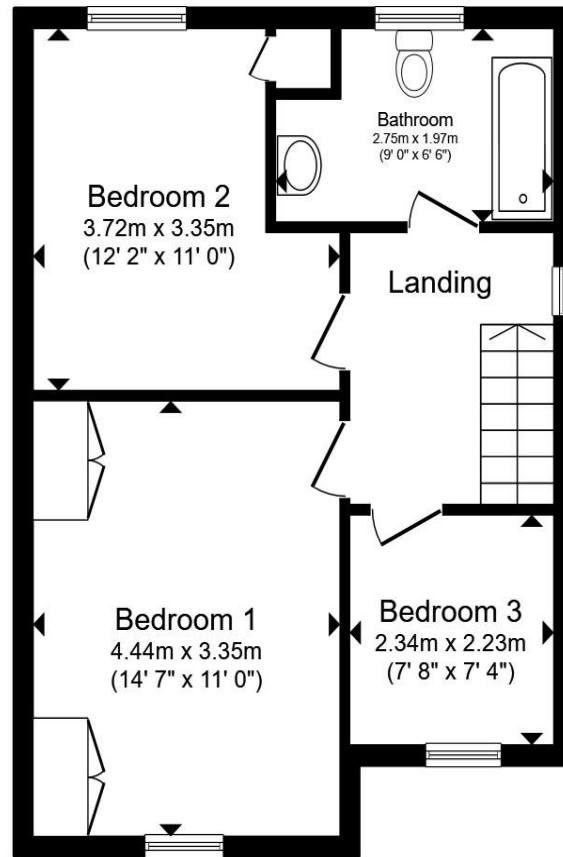
### Mansell Road, Wisbech

Situated within a cul de sac location, this established detached house offers well-balanced family accommodation together with modern updates, making it an excellent choice for buyers seeking space and practicality. The property provides four bedrooms (one of which is on the ground floor) and a thoughtfully arranged ground floor layout, centred around a refitted 18' kitchen/dining room - an ideal space for both everyday living and entertaining. A useful utility room and the ever-popular downstairs cloakroom add further convenience for modern family life. Additional improvements include a refitted bathroom, while PVCu double glazing and gas radiator central heating (the vendor advises that a new boiler was installed in 2025) ensure comfort and efficiency throughout the seasons. Externally, the home benefits from driveway parking, and the cul de sac setting helps create a quieter residential environment well suited to families and those seeking a tucked-away position. A spacious and well-presented detached home offering flexible living in a desirable residential location, with the additional benefit of NO ONWARD CHAIN.





**Ground Floor**



**First Floor**

Total floor area 108.9 m<sup>2</sup> (1,172 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)



**Entrance Hall**

**Lounge**

**Kitchen/Dining Room**

**Utility Room**

**Downstairs Cloakroom**

**Ground Floor Bedroom**

**First Floor Landing**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Bathroom**

**Agents Note:**

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Employee of the Connells Group of companies.

## Welcome to

### Mansell Road, Wisbech

- Established detached house
- Four bedrooms (one on the ground floor)
- Refitted kitchen/dining room and bathroom
- Utility and cloakroom
- Cul de sac location
- No onward chain!

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

# £275,000



### Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Proceed to the sixth set of traffic lights and turn left into Ramnoth Road. Follow the road along and turn right into Mansell Road. Continue along where the property can be found on your left hand side.

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB128181](http://williamhbrown.co.uk/Property/WSB128181)



Property Ref:  
WSB128181 - 0006

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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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