



**Blackbear Lane, Wisbech, PE13 3RU**

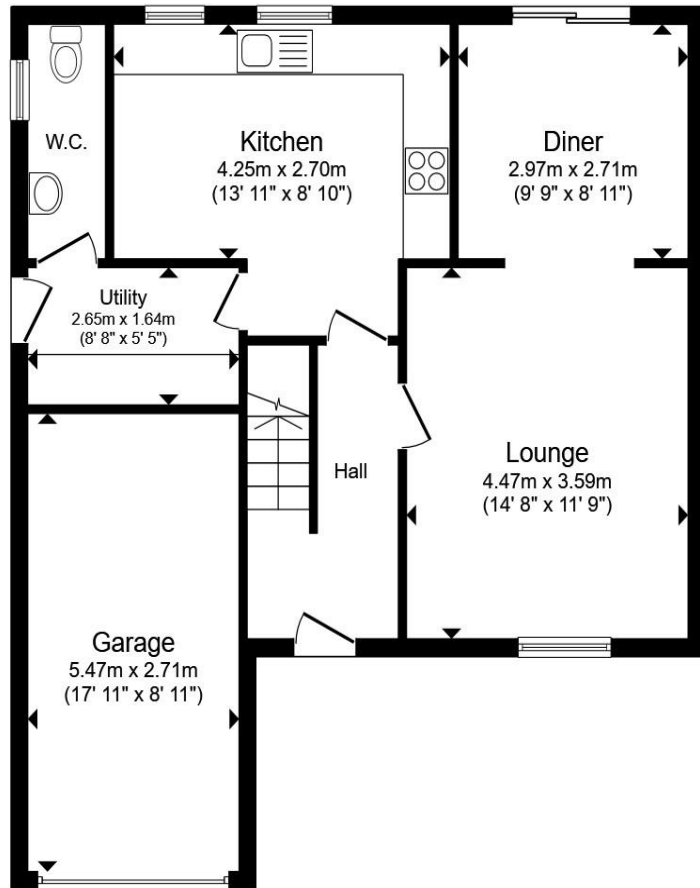


## Welcome to

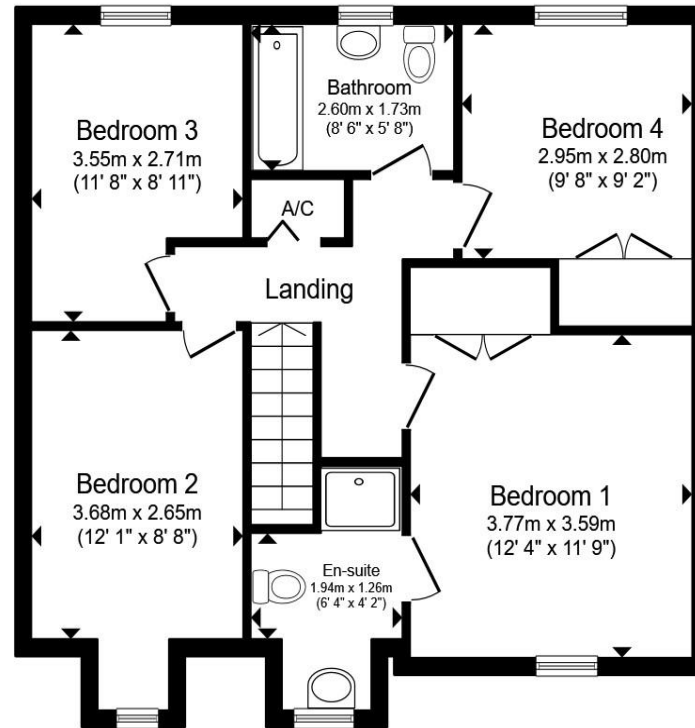
## Blackbear Lane, Wisbech

Situated on the sought-after Black Bear Lane in Wisbech, this well-presented four-bedroom detached family home offers spacious and versatile accommodation, ideal for modern family living. Upon entering the property, you are welcomed into a bright and inviting hallway leading to a generous lounge, complete with a feature gas fireplace, creating a cosy focal point. The home further benefits from a sizeable dining room, perfect for entertaining guests or family gatherings. The well-appointed kitchen is thoughtfully laid out, offering ample storage and workspace, with a convenient utility area and downstairs WC adding to the practicality of the ground floor. To the first floor, the property continues to impress with four well-proportioned bedrooms. The master bedroom benefits from its own ensuite shower room, while two of the bedrooms include built-in wardrobes, providing excellent storage solutions. From the landing, there is also access to an airing cupboard for additional convenience. Completing the first floor is a modern three-piece family bathroom. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





**Ground Floor**



**First Floor**

- Entrance Hall**
- Lounge**
- Diner**
- Kitchen**
- Utility**
- Downstairs Wc**
- First Floor Landing**
- Bedroom One**
- En-Suite**
- Bedroom Two**
- Bedroom Three**
- Bedroom Four**
- Bathroom**
- Garage**

Total floor area 134.1 m<sup>2</sup> (1,443 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**

## **Blackbear Lane, Wisbech**

- GUIDE PRICE £325,000 - £340,000
- FOUR BEDROOMS
- BOILER UNDER WARRANTY
- DRIVEWAY
- GARAGE
- THREE PIECE BATHROOM

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

**£325,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB128606](http://williamhbrown.co.uk/Property/WSB128606)



Property Ref:  
WSB128606 - 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.

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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