



**Main Road, Three Holes Wisbech PE14 9JG**



**Welcome to**

**Main Road, Three Holes Wisbech**

ROOM TO ENTERTAIN! Situated in a semi-rural location and sitting on a plot in excess of 1/3 acre (S.T.S.), this established detached bungalow provides well-proportioned accommodation throughout and viewing is highly recommended. With three double bedrooms and two reception rooms, the property also benefits from a 17' conservatory, a refitted bathroom, and a log cabin with built-in bar!





## Entrance Hall

## Lounge

13' 6" x 12' 7" ( 4.11m x 3.84m )

## Dining Room

16' 6" x 9' 5" ( 5.03m x 2.87m )

## Kitchen

9' 9" x 12' 7" ( 2.97m x 3.84m )

## Conservatory

12' 4" x 17' 3" ( 3.76m x 5.26m )

## Bedroom One

12' x 11' 11" into wardrobes ( 3.66m x 3.63m into wardrobes )

## Bedroom Two

11' 11" x 12' 5" into wardrobes ( 3.63m x 3.78m into wardrobes )

## Bedroom Three

10' 5" x 7' 7" ( 3.17m x 2.31m )

## Bathroom

5' 7" x 6' 8" ( 1.70m x 2.03m )

## Overground Swimming Pool

## Cabin

15' 4" x 11' 3" ( 4.67m x 3.43m )

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Welcome to

### Main Road, Three Holes Wisbech

- Established detached bungalow
- Three double bedrooms
- Two reception rooms
- Plot in excess of 1/3 acre (S.T.S.)
- Overground swimming pool and log cabin

Tenure: Freehold EPC Rating: D

offers in excess of

**£300,000**



### Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Proceed to the village of Outwell and take note of Bloom & Wake's garage on your left hand side. At the mini roundabout turn right into Isle Road and continue to the village of Upwell. Turn left into New Road signposted Welney & Littleport. Continue through to the village of Three Holes and continue along past Silt Road for approximately 200 meters where the property can be found on your left hand side. Look out for our board!



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB123471](http://williamhbrown.co.uk/Property/WSB123471)



Property Ref:  
WSB123471 - 0014

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.



**william h brown**



**01945 464451**



[Wisbech@williamhbrown.co.uk](mailto:Wisbech@williamhbrown.co.uk)



20 High Street, WISBECH, Cambridgeshire,  
PE13 1DE



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**