



Isle Bridge Road, Outwell Wisbech
OIEO £170,000 Freehold

**Sharman
Quinney**

Key Features



- Perfect First Time Buyer/Investment Opportunity
- Ample Off-Road Parking Plus Garage
- Private Rear Garden
- Field Views to Rear
- Close to Local Amenities

Ground Floor

Entrance Hall -

UPVC Door to front. Fitted carpet. Ample space for coats, shoes etc. access into Lounge.

Lounge -

Window to front. Fitted carpet. Storage heater. Stairs to first floor, access into kitchen/diner.

Kitchen/Diner -

Window and door to rear leading into garden.

Vinyl flooring. A range of base and wall units with worktop space over and tiled splashbacks.

Integrated appliances including composite matt black sink, oven with electric. There is also space for fridge/freezer, washing machine/dishwasher and tumble dryer. Storage heater.



First Floor

Bedroom One -

Dual aspect windows to front. Fitted carpet. Built in cupboard. Electric fitted heater.

Bedroom Two -

Window to rear with field views. Fitted carpet. Built in cupboard. Electric fitted heater.

Bathroom -

Window to rear. Vinyl flooring and tiled walls. A modern three-piece suite comprising of panelled bath overhead shower, pedestal sink and low-rise WC. Electric fitted heater.

Outside -

The front of the property is laid to lawn with a stone path leading to the front door. To the side there is a generous gravelled driveway leading to the garage. The garage has an up and over door and light connected. A side gate allows access into the rear garden.

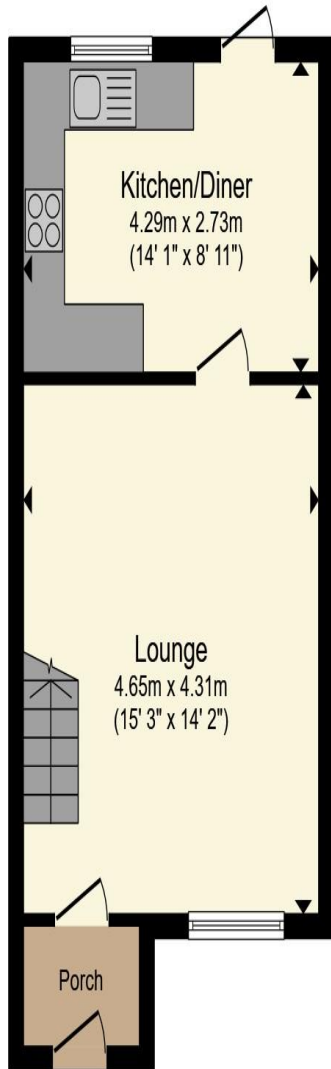
The rear garden is fully enclosed and mostly laid to lawn. There is a patio area, perfect for outdoor entertaining. Lovely field views to the rear.

Agents note:

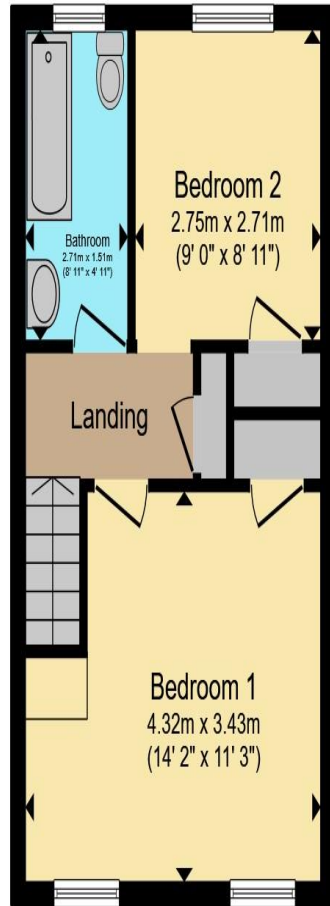
PIV unit fitted in the loft in 2024

New Emerson water heater was installed in 2024

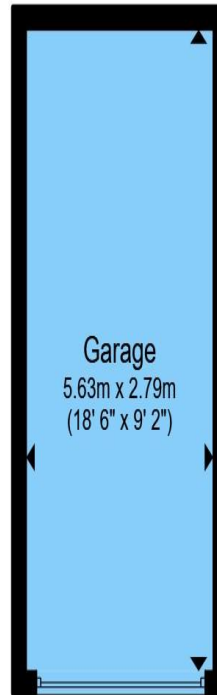




Ground Floor



First Floor



Garage

Total floor area 81.8 m² (881 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

**Sharman
Quinney**

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