



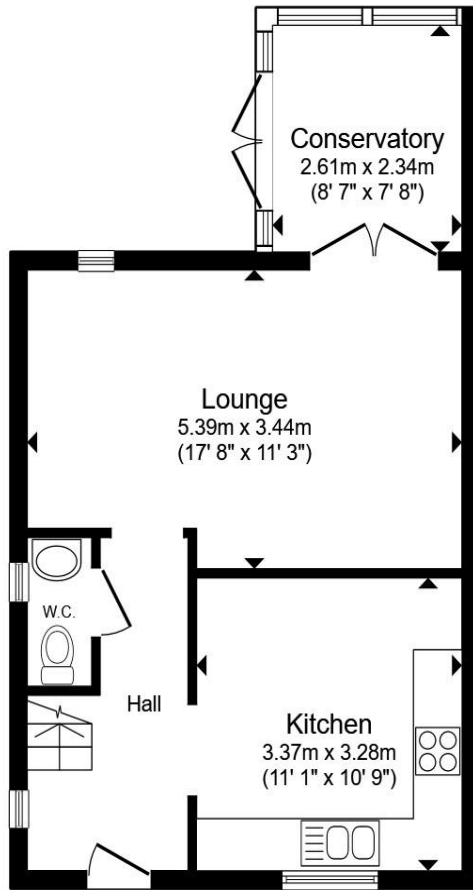
The Russets, Upwell, WISBECH, PE14 9AQ

Welcome to

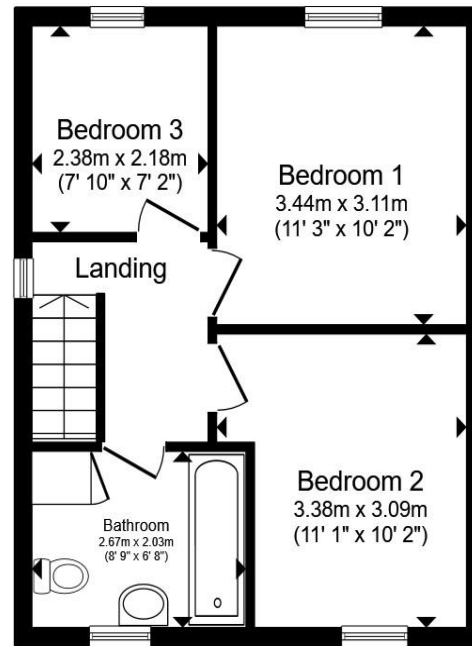
The Russets, Upwell, WISBECH

Situated within a popular village and enjoying a pleasant cul de sac location, this modern semi-detached house offers well-proportioned accommodation ideal for families, first-time buyers or those looking to upsize. The property provides three bedrooms, complemented by a refitted bathroom finished in a contemporary style. The ground floor features a spacious 17' lounge, creating a comfortable and inviting living space, while the addition of a conservatory offers further reception space overlooking the rear garden - perfect for dining, relaxing or entertaining. A downstairs cloakroom adds everyday convenience. Externally, the home benefits from a driveway and single garage, providing practical parking and storage solutions. Combining modern comforts, generous living space and a sought-after village setting, this is a superb opportunity to secure a well-located home within a quiet residential cul de sac.





Ground Floor



First Floor

- Entrance Hall**
- Downstairs Cloakroom**
- Kitchen**
- Lounge**
- Conservatory**
- First Floor Landing**
- Bedroom One**
- Bedroom Two**
- Bedroom Three**
- Bathroom**
- Garage**

Agents Note:

'Heating to the property is served by Oil.
Please contact the branch for more details'

Total floor area 80.8 m² (870 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



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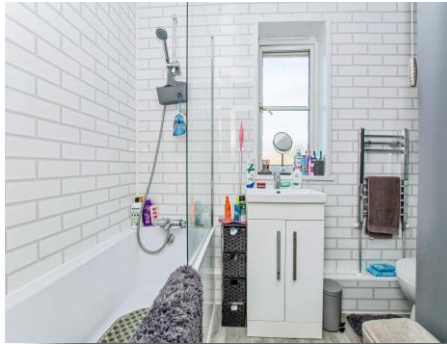
The Russets, Upwell, WISBECH

- Modern semi-detached house
- Three bedrooms
- Refitted bathroom
- Conservatory
- Garage and off-road parking

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£180,000



Directions to this property:

From Wisbech Freedom Bridge roundabout take the A1101 signposted Downham Market. Proceed to the A47 roundabout, continue straight over and proceed out of Wisbech. Upon entering Outwell turn right at the mini roundabout, then immediately left into Isle Road. Proceed along into Upwell and turn right into Pius Drove signposted Fridaybridge. Continue along and turn left into The Russets. At the junction turn left and bear round to the right where the property is on the 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/WSB128480



Property Ref:
WSB128480 - 0003

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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