



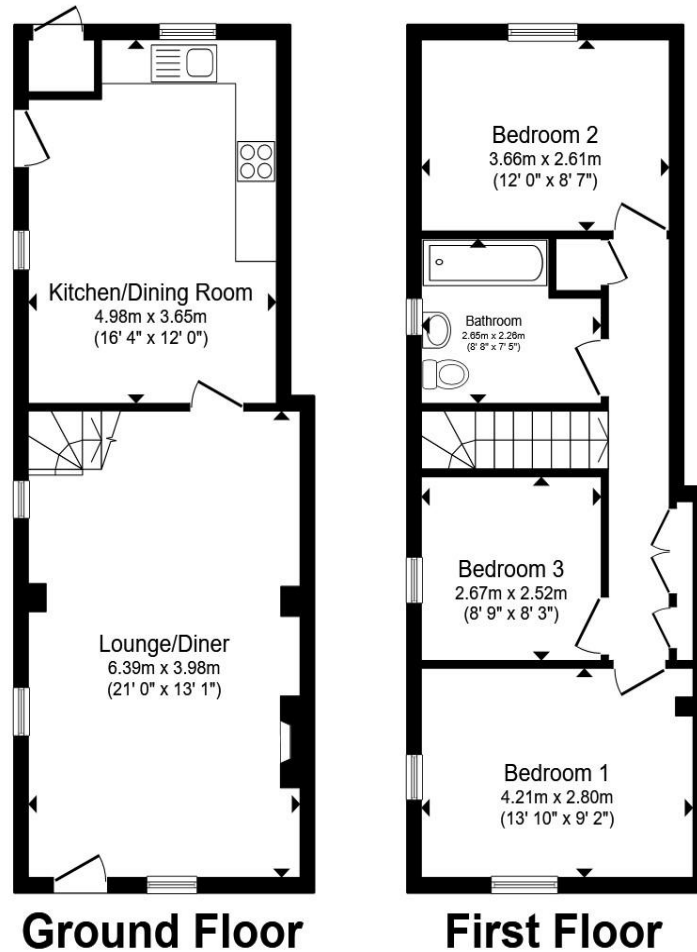
Wisbech Road, Outwell Wisbech PE14 8PA

welcome to

Wisbech Road, Outwell Wisbech

An established and extended semi-detached house, situated in a popular village and enjoying a non-estate location. The property offers spacious and versatile accommodation, including three generous double bedrooms. The 21' lounge/dining room provides an excellent main reception space, whilst the 16' kitchen/breakfast room offers plenty of room for both everyday cooking and informal dining. The extension provides useful additional living space, making this a practical home for modern family life. Further benefits include PVCu double glazing and oil-fired central heating. Outside, the property enjoys excellent parking provision with multi-vehicle off-road parking, together with a detached single garage providing secure parking, storage or workshop space. A spacious and well-positioned village home offering generous accommodation, useful outside space and the added appeal of a non-estate location. 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.





- Lounge/Dining Room**
- Kitchen/Breakfast Room**
- 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'
'Waste from the property is served by
Cesspit. Contact the branch for more
details'

Total floor area 87.8 m² (945 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

Welcome to

Wisbech Road, Outwell Wisbech

- Established semi-detached house
- Three double bedrooms
- 21' lounge/dining room
- Single garage and off-road parking
- Non-estate, village location

Tenure: Freehold EPC Rating: Awaiting
Council Tax Band: B

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Continue out of the town along this road to the village of Outwell. At the mini roundabout continue straight on where the property will be found on your left hand side.

£240,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB129132



Property Ref:
WSB129132 - 0002

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



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk