



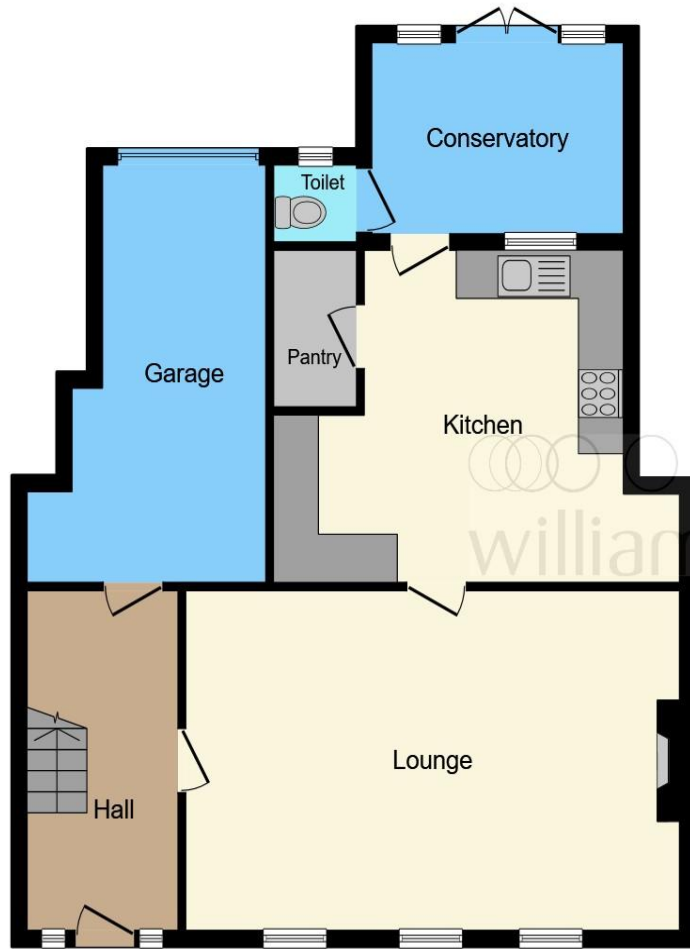
Dovecote Road, Upwell, Wisbech, PE14 9HB

welcome to

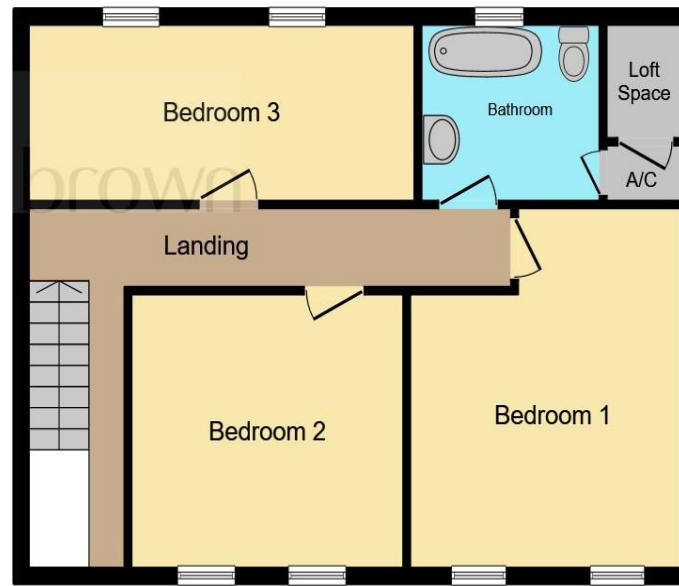
Dovecote Road, Upwell Wisbech

Tucked away in a peaceful part of Upwell, this charming three-bedroom home has been partially refurbished in recent years and decorated to a lovely standard, offering both comfort and character in equal measure. The ground floor opens with a generous entrance hall leading to a cosy & spacious lounge with log burner, perfect for relaxing evenings. A fitted kitchen (with a pantry) and a bright garden room add to the versatile living space. Upstairs, there are three bedrooms and a modern family bathroom, providing plenty of room for family life. Outside, this home truly shines. The long rear garden is ideal for outdoor enjoyment, complete with a pond at the far end, while to the rear there is also a garage and off-road parking-a rare and valuable feature in this location. In the rear garden there is also a chicken run with coop or ability to be used as a playhouse. With its combination of modern touches, practical space, and a peaceful setting, this property is a wonderful opportunity not to be missed. This home also has the opportunity to convert the integrated garage as an additional living space (STTP). 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

Wc

Lounge

21' 5" into bay x 13' 7" (6.53m into bay x 4.14m)

Kitchen/Diner

13' 9" max x 17' 9" max (4.19m max x 5.41m max)

Garden Room

7' 11" x 11' (2.41m x 3.35m)

Bedroom 1

14' 9" max x 11' 10" max (4.50m max x 3.61m max)

Bedroom 2

11' 1" x 11' 10" (3.38m x 3.61m)

Bedroom 3

7' 1" x 16' 10" (2.16m x 5.13m)

Family Bathroom

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.focalagent.com

Welcome to

Dovecote Road, Upwell Wisbech

- Three-bedroom home in Upwell
- Peaceful and sought-after location
- Tastefully decorated
- Long rear garden with pond
- Garage and off-road parking to the rear (rare for this area)

Tenure: Freehold EPC Rating: E

Council Tax Band: B

£230,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127745



Property Ref:
WSB127745 - 0007

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.

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