



School Road, Upwell Wisbech
OIEO £400,000 Freehold

**Sharman
Quinney**

Key Features



- 41ft river mooring
- Multiple reception rooms
- Garage/Workshop PLUS Ample Off Road Parking
- Recently renovated throughout
- Downstairs bathroom PLUS upstairs shower room

Ground floor

Dining Room - 3.9m x 4.5m (12'7" x 14'7")

The main access into the house stepping down over the original stone step. Hard flooring, original fireplace with multi fuel burner. Window overlooking the front of the property with views of the river, all windows to front aspect have integrated blinds.

Kitchen - 3.8m x 2.4m (12'4" x 7'8")

Tiled flooring, new shaker style kitchen with a range of base and wall units plus full-length walk-in pantry, integrated fridge/freezer, slim line dishwasher, eye level double oven and microwave and gas range.

Study - 3m x 2.6m (9'8" x 8'5")

Hard flooring, small window into dining room.



Lounge - 4.2m x 4.1m (13'7" x 13'4")
Carpet flooring, French doors leading out to rear garden.

Bathroom - 2.2m x 2m (7'2" x 6'5")
Tiled flooring, 4 piece suite comprising of traditional style claw foot tub, free standing corner shower and integrated vanity unit with low rise wc and storage.

Utility Room - 6m 2.2m (19'6" x 7'2")
Tiled flooring, airing cupboard. A range of base and wall units with plumbing for washing machine, tumble dryer and additional space for dish washer and small fridge/freezer. Single door leading out to rear garden.

First floor

Bedroom One - 3.8m x 4.4m (12'4" x 14'4")
Carpet, vaulted style ceiling.

Bedroom Two - 3.5m x 3.5m (11'4" x 11'4")
Carpet, built in wardrobe and loft access.

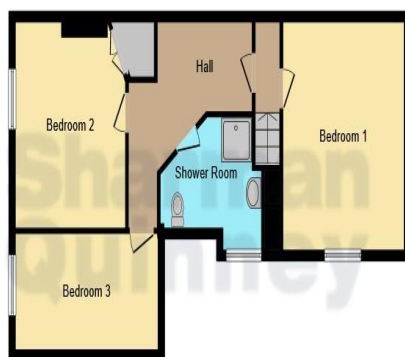
Bedroom Three - 2.8m x 4.6m (9'1" x 15'0")
Carpet flooring.

Shower Room - 3m x 2.1m (9'8" x 6'8")
Tiled floor. Comprising of a 3-piece suite with free standing shower with rain head, vanity sink with storage and low rise w/c.

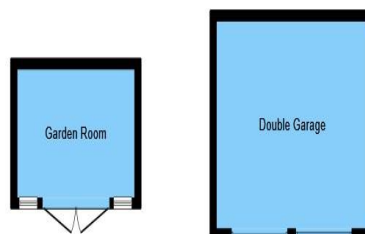




Ground Floor



First Floor



Outbuilding

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Outside -
Garage/Workshop - Left 4.9m x 3.1m (16'0" x 10'1") Right 4.9m x 5.1m (16'0" x 16'7")
Accessed via two garage doors.

Garden Room - 3.8m x 2.4m (12'4" x 7'8")
Light and power with TV ariel.

The front of the property offers ample parking for multiple vehicles. Mostly laid to lawn with various shrubs. It is hedged up to the road for privacy and has steps leading down to the private mooring. Please note, the mooring access steps are shared with the neighbour so there is no divide between the front gardens. The rear garden is mostly laid to lawn with a small patio area and decking area.

To view this property call Sharman Quinney on:
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