



North Brink, Wisbech, Cambs, PE13 1JR

Sought After Central Location – Beautifully Presented – Character Property- Grade II Listed – 3 Storey – 3 Bedrooms – Kitchen/Diner & Lounge – Ground Floor WC & First Floor Bathroom – Enclosed Rear Garden – Basement (Used As Gym Room) – No Upward Chain – Call To View (01354) 696700

£280,000



Description

This property previously was the Old Gunsmith's, a charming property with enormous amounts of character. Proximity to the river which is considered to be one of Fenlands most historic and prestigious streets.

Ground Floor

Entrance Hall
Entrance door and window to front and door to:

Lounge
6.98m (22'11") x 4.97m (16'3") max
Two windows to front, log burner with brick surround, two radiators, stairs to first floor and door to:

Kitchen/Diner 3.67m (12') x 4.17m (13'6")
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with tiled splashbacks, integrated fridge/freezer and dishwasher, plumbing for washing machine, cooker with extractor hood over, radiator, laminate flooring, ceiling spotlights and door and window to rear.

WC
Low-level WC with fitted wash hand basin.

First Floor

Landing
Storage cupboard, stairs to second floor and door to:

Bedroom 2
4.75m (15'7") x 3.87m (12'6") max
Window to front and radiator.

Bedroom 3
3.29m (10'10") x 3.15m (10'4") max
Window to side, fireplace, boiler cupboard and radiator.

Bathroom
Fitted with four-piece suite comprising bath, pedestal wash hand basin, shower cubicle and low-level WC, part tiled walls, radiator and laminate flooring.

Second Floor

Bedroom 1
7.25m (23'9") x 4.46m (14'6") max
Window to front and radiator.

Basement
Electrics, storage cupboard and stairs to ground floor.

Outside
The property has an enclosed rear garden which comprises of two patio areas, a shed and artificial grass.



Call to arrange a viewing **01354 696700** **T Payne & Co**
SALES & LETTINGS



Agents' Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.