

107 Townsend Road, Upwell, Wisbech, PE14 9HJ

Subject to an Agricultural Occupancy Condition



Cruso & Wilkin

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Upwell, Wisbech, Norfolk, PE14 9HJ

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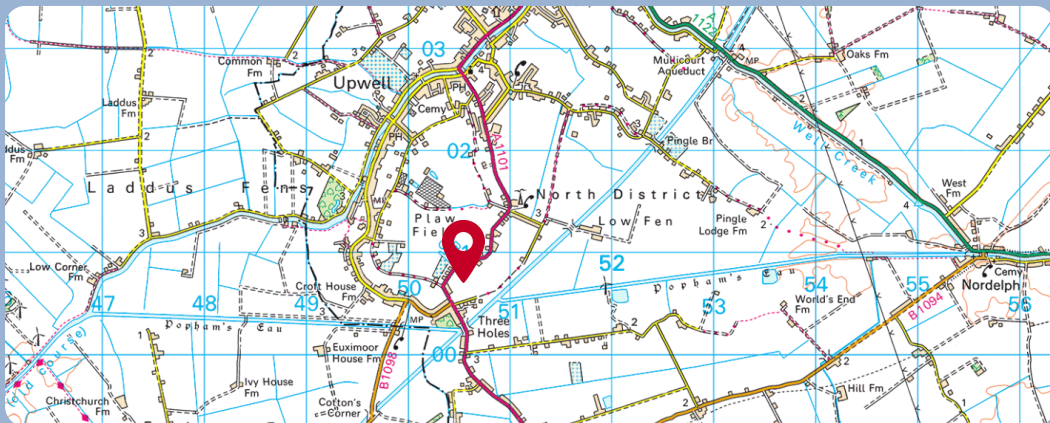
For Sale £320,000



A great opportunity to purchase a four-bed, detached bungalow with large driveway and garden

Location

The property is located in West Norfolk just east of the Cambridgeshire border. Situated in the village of Three Holes near Upwell, approximately 8 miles south from the market town of Wisbech.



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Nearest Postcode
PE14 9HJ

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107 Townsend Road, Upwell, Wisbech, Norfolk, PE34 9HJ



Situation and Direction

The village is located 3 miles off the A1101, the main road between Downham Market and Wisbech. Three Holes is well serviced by bus stops. The nearby villages of Upwell and Outwell benefit from a range of amenities including church, village hall, public house and primary school.

This is a great opportunity to live in a beautiful rural setting, providing peace and privacy with the benefit of local facilities within a five minute drive.

Main train line links are available from Downham Market to Cambridge and London.

From Outwell, continue on the A1101 for approximately 1.6 miles, turn left onto New Road, Upwell. Continue for 0.7 miles to Townsend Road, follow the road round to the left where the property can be found on the left just after the bend.

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Description

The property is a detached four bedroom bungalow with generous gardens in the village of Three Holes, near Upwell and Outwell.

The ground floor features an entrance hall with access to the living/dining room, which features a feature brick fireplace; and kitchen.

The kitchen includes an integrated oven, microwave, warming drawer, fridge and dishwasher. There is access to the living/dining room and utility room.

The entrance hallway has storage cupboard and airing cupboard gives access to four bedrooms, one with an en-suite; and bathroom.

To the front of the property is a concrete driveway with space for parking, together with an area laid to grass at the front of the property. The rear garden is mainly laid to lawn with a central patio area and garden shed.

Agricultural Occupancy Condition:

The occupation of the dwelling shall be limited to persons solely or mainly employed or last employed full time in the locality in agriculture, as defined in Section 290 (1) of the Town and Country Planning Act 1971 or in forestry including any dependants of such a person residing with him/her or a widow or widower of such a person.



Accommodation Details

Entrance Hall: Includes storage cupboard and airing cupboard with loft access, giving access to the living/dining room, kitchen and bedrooms.

Living and Dining Room 7.99m x 3.93m: Living area includes window to the front, feature brick fireplace with inset gas fire, radiator, wall lights, air conditioning ceiling point and luxury vinyl tile flooring. Dining area includes double French doors to rear garden and door to kitchen.

Kitchen 3.55m x 3.55m: Fitted with a range of wall and base level kitchen units with worktop over. Composite one and a half bowl sink with mixer tap, spotlights, ceiling fan, hob, integral oven, microwave, warming drawer, dishwasher and fridge. A part tiled floor, breakfast table, window over sink to garden and door to utility room.

Utility Room 3.56m x 1.99m: Tiled flooring, double glazed door to garden, plumbing for washing machine, wall units and space for fridge and freezer.



Bedroom One 4.62m x 2.69m: Windows to the front aspect, radiator, air conditioning unit in ceiling, mirror unit and en-suite.

En-suite: Fitted with a W.C., wash-hand basin in vanity and shower. Tiled floor and double glazed window to rear.

Bedroom Two 3.62m x 2.68m: Double glazed window to rear, built-in wardrobes and drawers.

Bedroom Three 3.29m x 2.53m: Laminate flooring, double glazed window to front and built-in wardrobes.

Bedroom Four/Study 3.26m x 3.04m: Double glazed window to the front and telephone point.

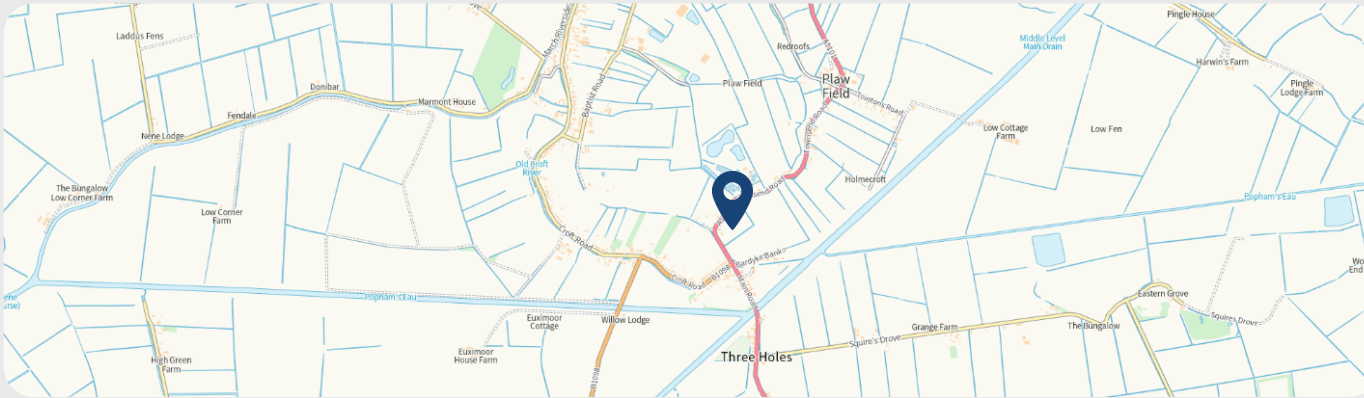
Bathroom: Fitted with a W.C., wash-hand basin in vanity, bath with mixer tap and shower. Tiled floor and radiator.

Outside:

The property benefits from gardens laid to lawn, patio area, vegetable patch and garden shed.







Boundaries, Plans, Areas, Schedules and Disputes

The Purchaser will be deemed to have full knowledge of the boundaries and areas and any mistake or error shall not entitle any party to compensation in respect thereof. Should any dispute arise as to the boundaries or any points arise on the general remarks, stipulations, particulars, schedule, plan or the interpretation of any of them, questions shall be referred to the Vendors Agent whose decision acting as Experts shall be final.

Services

The property benefits from mains electricity, oil fired central heating, mains water and septic tank.

Tenure

The property will be sold with vacant possession being provided upon completion.

Viewing and Health & Safety

Viewing is strictly by prior appointment only with the Landlord's Agent, Cruso & Wilkin. For your own personal safety, we would ask you to be as vigilant as possible when making an inspection.

Measurements

All measurements and areas are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



Local authority

Borough Council of King's Lynn & West Norfolk
King's Court
Chapel Street
King's Lynn
PE30 1EX

Telephone: 01553 616200

Council Tax

The Council Tax Band for this property is C with the Council Tax payable for 2025 to 2026 is £2030.02.

Energy Performance Certificate

107 Townsend Road has an EPC rating of a D.

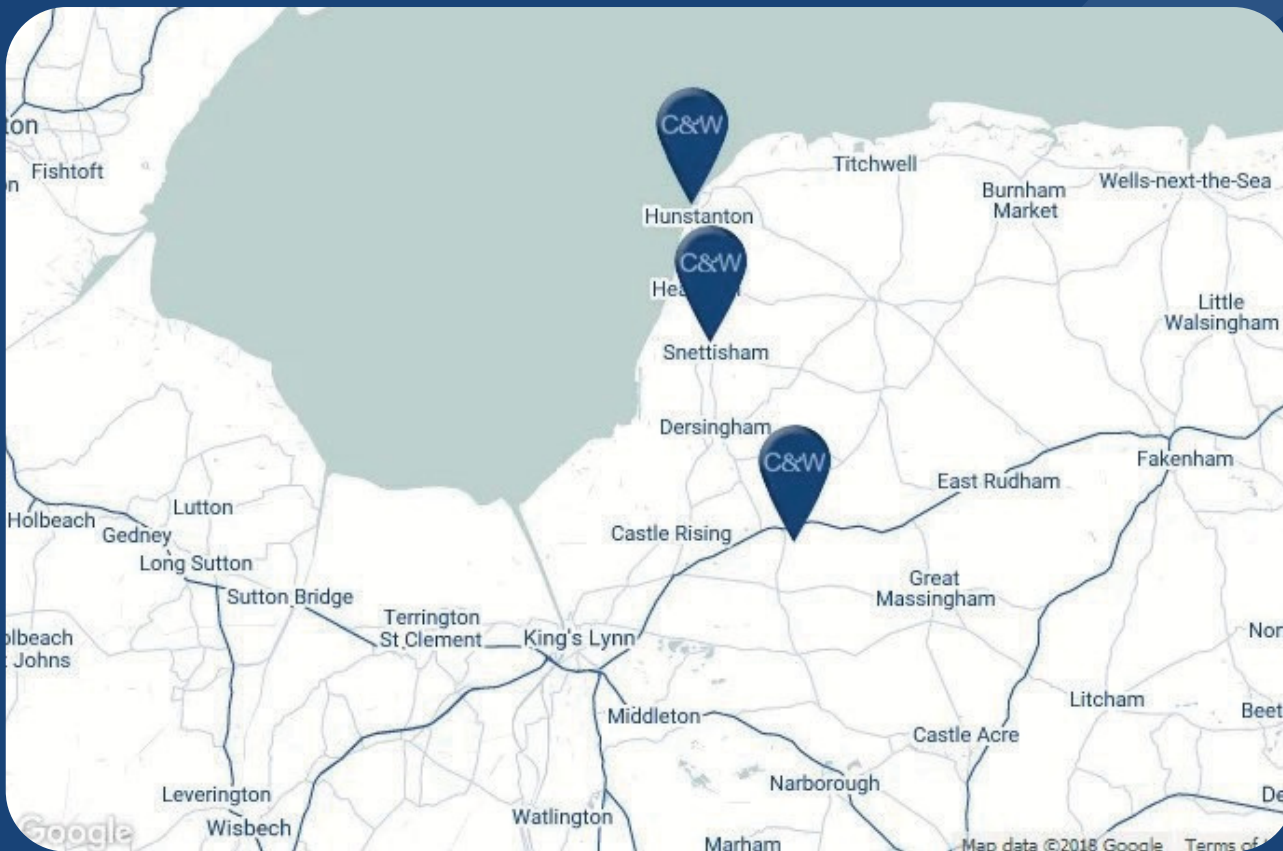
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Important Notice

These Property details are set out as a general outline only and do not constitute any part of any offer or contract. Any services, equipment, utilities, fixtures or fittings have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. Prospective parties are advised to check measurements for any particular purpose.

No assumptions should be made with regard to photographs. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. All statements contained in these particulars as to the property are made without responsibility on the part of Cruso & Wilkin or the Landlord.





Adam Case
Partner

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Cruso & Wilkin