

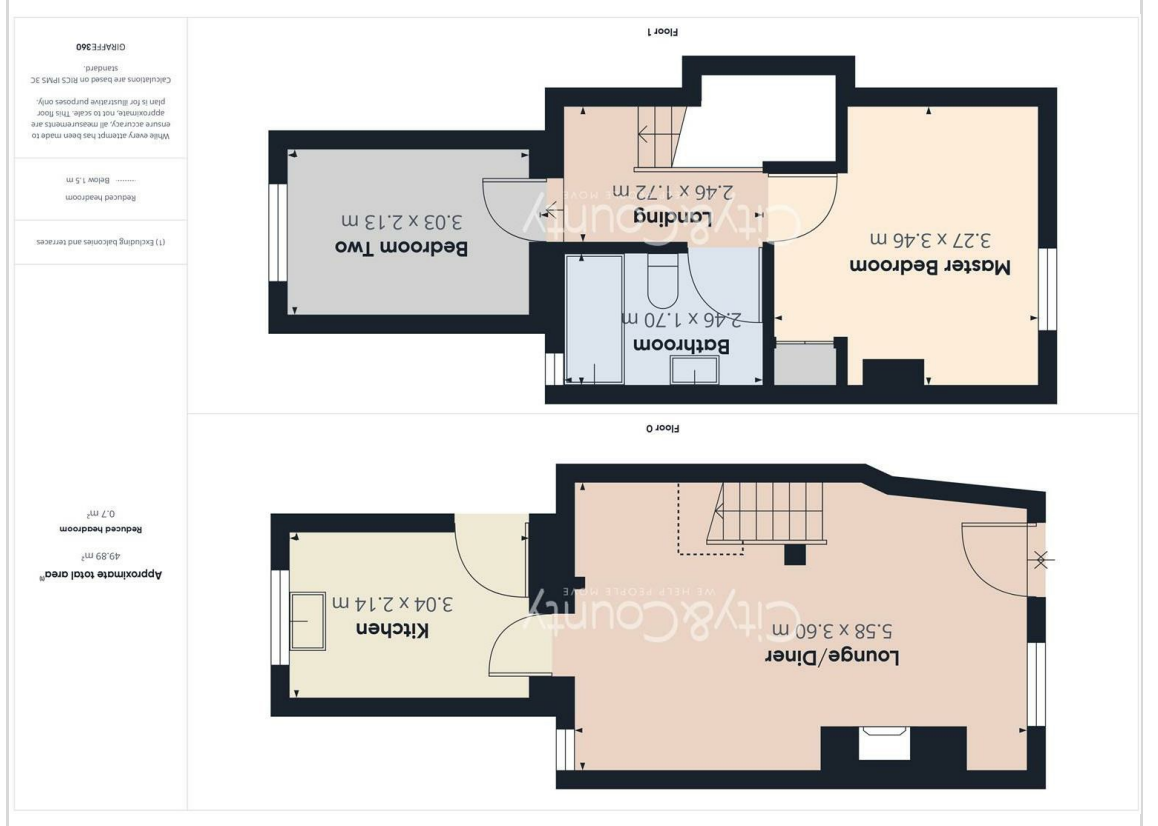
Disclaimers Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

England & Wales	
Energy Rating	Energy Efficiency - lower running costs
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

Energy Efficiency Graph



Area Map



Floor Plan

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Wisbech Road

Outwell, Wisbech, PE14 8PA

£145,000 - Freehold , Tax Band - A



Wisbech Road

Outwell, Wisbech, PE14 8PA

Nestled in the charming Wisbech Road in the village of Outwell, Wisbech, this delightful end terrace house is a true gem waiting to be discovered. Dating back to 1870, this characterful property boasts a wealth of period features that will transport you back in time.

As you step inside, you are greeted by a cosy 18ft lounge/diner adorned with beamed ceilings and a striking feature fireplace, creating a warm and inviting atmosphere perfect for relaxing or entertaining. The cottage style latch doors add a touch of traditional elegance to the space. The kitchen, located to the rear, offers a practical layout for all your culinary adventures. Upstairs, a landing leads to two double bedrooms, providing comfortable and spacious retreats for rest and relaxation. The neutral bathroom, complete with a three-piece suite, offers a tranquil space to unwind after a long day. Venturing outside, you will find an enclosed courtyard garden, offering a private oasis for al-fresco dining or enjoying a morning coffee. Beyond the gates lies an additional larger lawned garden with a greenhouse, perfect for those with green fingers. This property is not just a house, but a home filled with history and character, waiting for new memories to be made. Don't miss the opportunity to make this charming end terrace property your own slice of English countryside paradise.

Lounge/Diner

18'3" x 11'9"

Kitchen

9'11" x 7'0"

Landing

8'0" x 5'7"

Master Bedroom

10'8" x 11'4"

Bathroom

8'0" x 5'6"

Bedroom Two

9'11" x 6'11"

EPC - D

764/86

Tenure - Freehold



IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility/Adaptations: n/a
Building safety: No
Known planning considerations: No
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: Not Known
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements HMLR: No
Shared driveway: No
Loft access: No
Drain access: Yes
Other: No
Parking: Rear of Property with neighbours consent.
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Septic Tank
Heating: Oil
Internet connection: Fixed Wireless
Internet Speed: up to 10000Mbps
Mobile Coverage: EE - Great, O2 - Great, Vodafone - Great

All information is provided without warranty.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

