



Falcon House, Falcon Road,
Wisbech, Cambs. PE13 1AU

WISBECH

01945 465222

E-mail:

wisbech@robert-hale-homes.co.uk

Website:

www.robert-hale-homes.co.uk

7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**66 BAPTIST ROAD
UPWELL
PE14 9DU**

THE PROPERTY: A THREE BEDROOM DETACHED FEN FARMHOUSE IN A RURAL LOCATION WITH NO IMMEDIATE NEIGHBOURS IN A HIGHLY POPULAR VILLAGE WITH ITS OWN SCHOOL SHOP POST OFFICE & PUB *TOTAL PLOT APPROACHING APPROXIMATELY FIVE ACRES (SUBJECT TO MEASURED SURVEY) *HUGE POTENTIAL VIEW QUICKLY!

THE PRICE: OIEO £500,000 FREEHOLD EPC BAND E REF. 8906

SELLING? FREE, FREE, VALUATIONS!



For your own peace of mind, always have an independent survey,
and always test all systems and appliances!
Items displayed in photographs may not necessarily be included.



REF: 8906 66 BAPTIST ROAD, UPWELL

COUNCIL TAX: BAND C KINGS LYNN & W.N. COUNCIL

HOW TO GET THERE: From the Wisbech office turn right onto the A1101 dual carriageway Downham Market Road. Follow the main A1101 for several miles to the village of Outwell. After entering the village and passing the garage on the left hand side turn right at the mini roundabout. Follow the main route through the village for about 1.8 miles then turn left, crossing a bridge and carry on straight ahead into Newbridge Road. Follow the road to the 'T' junction with Baptist Road. Turn first right. The property is shortly on the left hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE HALL: With stairway off.

LOUNGE: 13'2" (max) x 12'5" (max) With feature open fire.

DINING ROOM: 12'6" (max) x 12'6" (max) With laminate floor, feature archway to:

KITCHEN: 11' (max) x 8'10" (max) With inset stainless steel single drainer 1 ½ bowl sink unit with mixer tap and cupboards under, worktop with drawers and cupboards under, range of wall cupboards, Worcester oil fired central heating boiler.

INNER LOBBY:

UPVC CONSERVATORY: 11' (max) x 7' (max)

FIRST FLOOR:

LANDING:

BATHROOM/W.C.: With low level w.c., pedestal wash basin with tiled splash back, panelled bath with tiled splash back, laminate floor, built-in airing cupboard with hot water cylinder with immersion heater and C/H programmer.

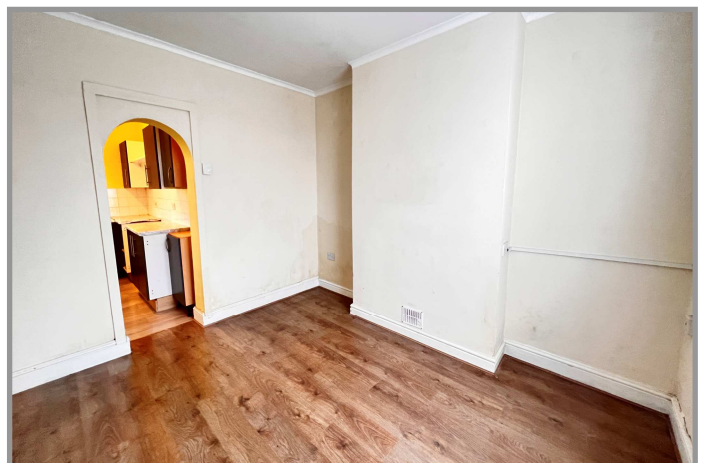
BEDROOM NO 1: 12'7" (max) x 11' (max)

BEDROOM NO 2: 13'3" (max) x 8'7" (max) 'L' shaped with built-in wardrobe/cupboard.

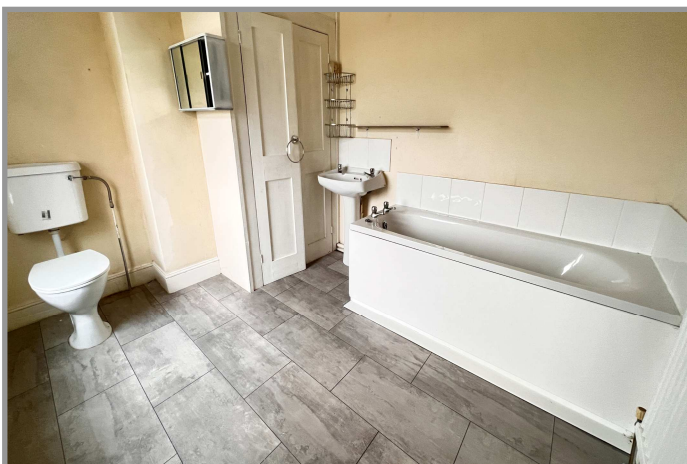
BEDROOM NO 3: 10' (max) x 6'3" (max)

OUTSIDE: **OUTSIDE W.C. with low level w.c., hand wash basin: BRICK outhouse:**

GARDENS: To front, laid to lawn with a shingle driveway/off road parking space, which extends along the side of the house. Gardens to rear and side laid to lawn with shingle area. Five bar gate opens on to the land at the rear which is down to a paddock. Additional land to side. The total plot including the house plot, is approaching approximately five acres (subject to measured survey).

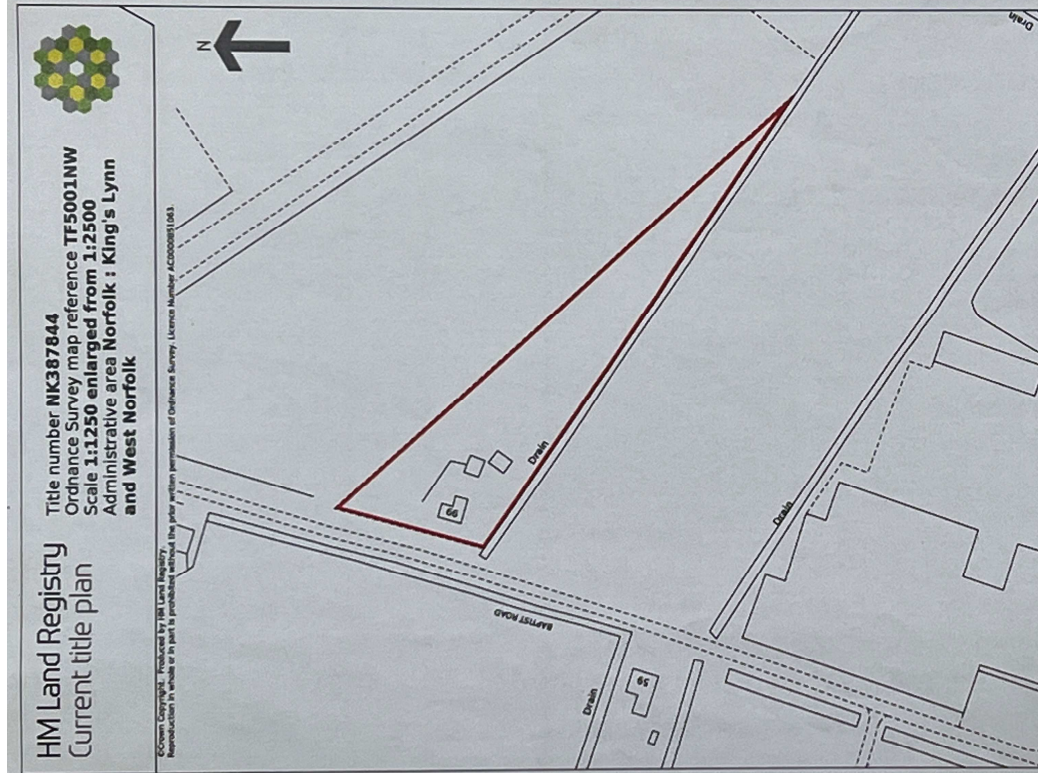


REF. 8906 66, BAPTIST ROAD, UPWELL



REF. 8906 66, BAPTIST ROAD, UPWELL

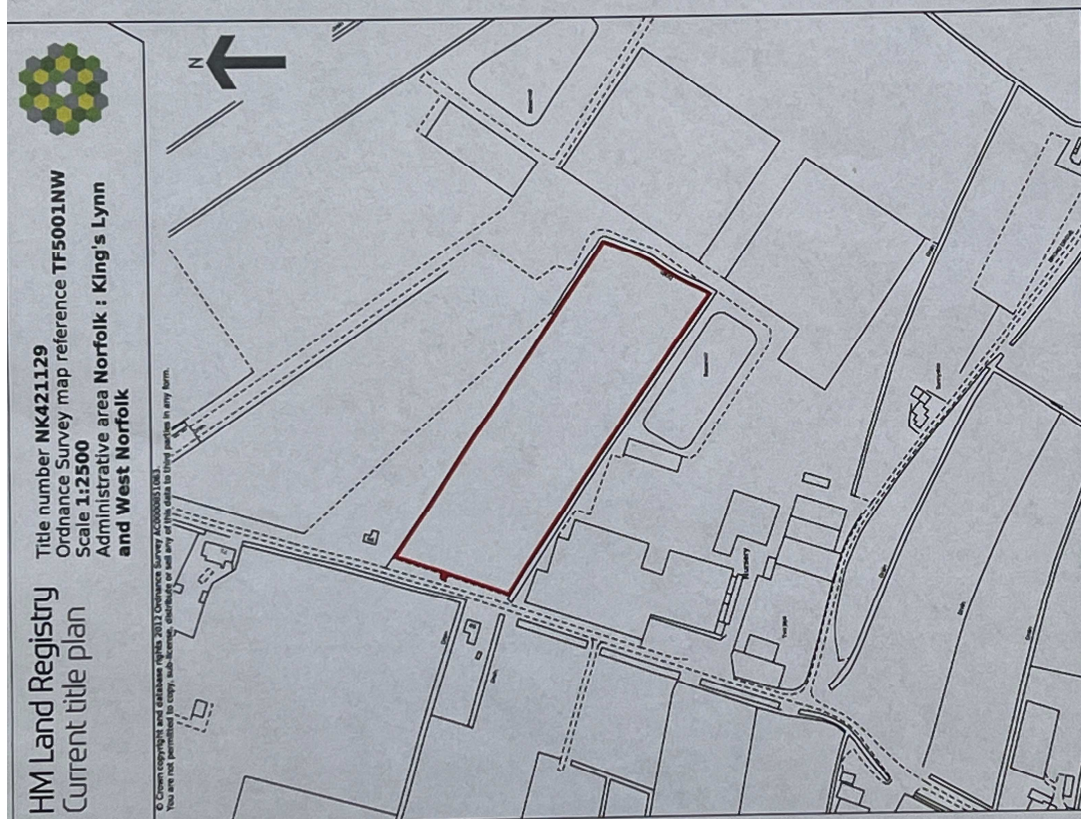




This is a copy of the title plan on 30 NOV 2024 at 10:27:03. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

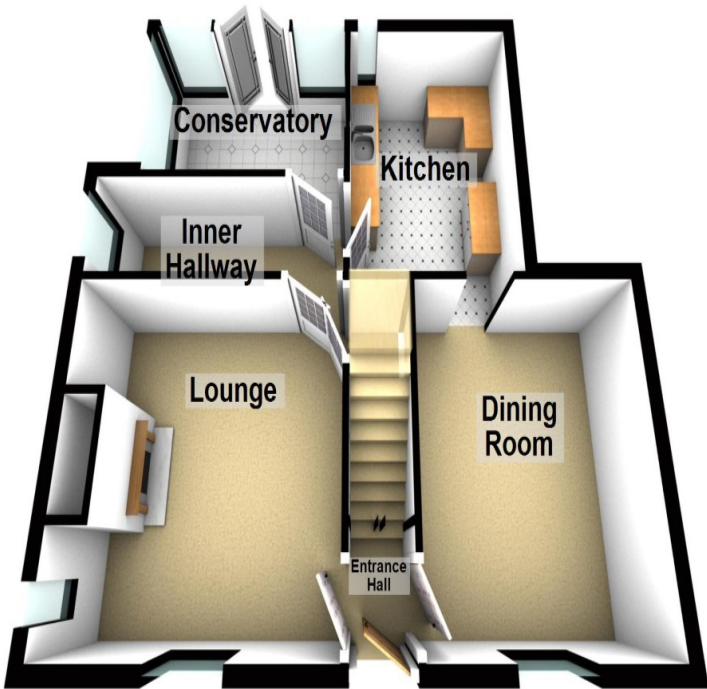


This is a copy of the title plan on 20 DEC 2024 at 10:53:53. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

Ground Floor



First Floor

