

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

**WISBECH**

**01945 465222**

E-mail:

[wisbech@robert-hale-homes.co.uk](mailto:wisbech@robert-hale-homes.co.uk)

Website:

[www.robert-hale-homes.co.uk](http://www.robert-hale-homes.co.uk)

**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**GREENWOOD HOUSE  
MOUTH LANE, NORTH BRINK  
PE13 4UQ**

**THE PROPERTY:** THREE BEDROOMED DETACHED HOUSE SITUATED IN A LOVELY RURAL LOCATION ON TOTAL LAND OF APPROACHING 1 ¼ ACRES (SUBJECT TO MEASURED SURVEY) \* 386 SQ FT GARAGE/WORKSHOP \* PLEASE NOTE THAT THE PROPERTY HAS STRUCTURAL PROBLEMS AND IS THEREFORE A CASH SALE ONLY!

**THE PRICE:      £234,995      FREEHOLD      EPC BAND E      REF.9021**

**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: 9021 GREENWOOD HOUSE, MOUTH LANE, NORTH BRINK**

**COUNCIL TAX:**                      **BAND C        FENLAND DISTRICT COUNCIL**

**HOW TO GET THERE:**              From the Wisbech town centre roundabout take the exit signed with the National Trust Logo. Follow the main road all the way to the next main roundabout and take the second exit signed Peterborough. Follow the main road A47 for several miles to the roundabout and take the second exit across the bridge. Then turn almost immediately first right signed Wisbech St Mary. Proceed for a short distance to a T junction and turn right. Follow the road for about 1.7 miles and turn right into Mouth Lane. Go down Mouth Lane and the property is on the left-hand side due course.

**THE ACCOMMODATION:**        (Dimensions given are approximate only)

**LOUNGE/DINER:**                      17' 6" (max) x 12' 5" (max).

**DINING ROOM:**                      13' 7" (max) x 10' (max)

**GROUND FLOOR BEDROOM 3:**  
12' 1" (max) x 12' 1" (max).

**KITCHEN:**                              11' 6" (max) x 9' 5" (max)

**GROUND FLOOR W.C./SHOWER ROOM:**

**UTILITY:**                              12' 10" (max) x 7' (max).

**GARDEN ROOM:**                      14' 1" (max) x 9' 8" (max)

**CONSERVATORY:**                    19' 9" (max) x 8' (max).

**FIRST FLOOR:**

**LANDING:**

**SHOWER ROOM/W.C.:**

**BEDROOM NO 1:**                      14' 1" (max) x 12' 3" (max).

**BEDROOM NO 2:**                      12' 2" (max) x 11' 4" (max)

**OUTSIDE:**

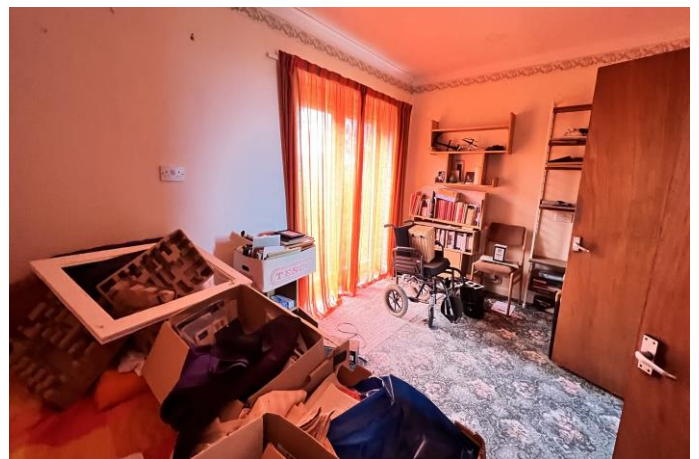
**GARAGE:**                              30' (max) x 12' 6" (max).

**GARDENS:**                              To front & side down to grass with trees and conifers. Land to rear down to grass with trees and conifers.

**N.B.**                                      **Please note the precise total area of land as described in the relevant conveyance is one acre one rood and ten poles.**

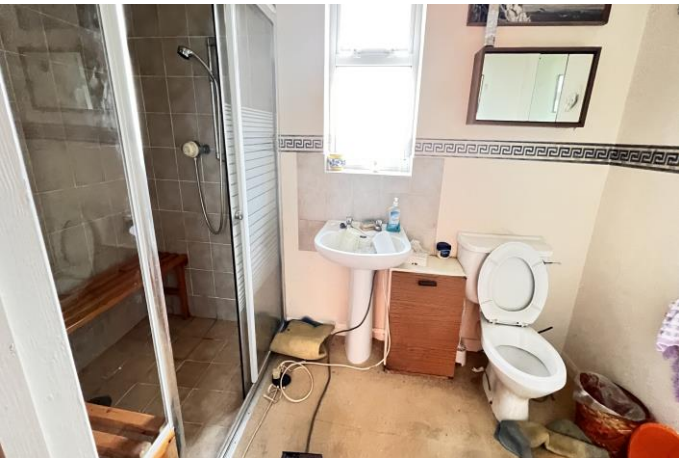


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