



**Town Street, Upwell, Wisbech, PE14 9DQ**

**welcome to**

**Town Street, Upwell, Wisbech**

Set within the village of Upwell & offering picturesque views over the river lies this characteristic & quirky, 3 bedroom end-terraced cottage. The property boasts an extremely generous garden to the rear, & inside benefits from 4 reception rooms, utility room, 3 bedrooms & bathroom. **MUST BE SEEN!**



### Accommodation:

Double-glazed entrance door to:

### Dining Room

11' 6" x 13' 5" ( 3.51m x 4.09m )

Door to the front. Double-glazed windows to the front & side. Two radiators. Tiled flooring. Exposed wooden beams.

### Kitchen

13' 4" x 10' 6" ( 4.06m x 3.20m )

This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, and an electric range-style cooker with gas hob & cooker hood over. Exposed wooden flooring. Double-glazed window to the side.

### Utility Room

7' 6" x 11' 5" ( 2.29m x 3.48m )

Fitted with base units with work surfaces over. Space & plumbing for a washing machine, tumble dryer & dishwasher. Oil/multi-fuel/electric boiler with buffer tank. Tiled flooring. Double-glazed window to the rear. Door to the rear leading to the rear garden.

### Lounge

11' 5" x 13' 6" ( 3.48m x 4.11m )

Double-glazed window to the front. Radiator. Fireplace.

### Study

12' 3" x 10' 8" ( 3.73m x 3.25m )

Stairs leading to the first floor landing. Opening to:

### Garden Room

10' 6" x 9' 5" ( 3.20m x 2.87m )

Of brick & uPVC construction. Double-glazed French doors to the rear leading to the rear garden.

### First Floor Landing

Stairs from the study. Loft access.

### Bedroom One

13' 6" x 11' 5" ( 4.11m x 3.48m )

Double-glazed window to the front offering views over the river. Radiator. Ornamental fireplace.

### Bedroom Two

13' 6" x 11' 3" ( 4.11m x 3.43m )

Double-glazed window to the front. Radiator.

### Bedroom Three

13' 4" x 8' 2" ( 4.06m x 2.49m )

Double-glazed window to the rear. Radiator.

### Shower Room

Fitted with twin wash hand basins with vanity unit & a walk-in shower cubicle. Radiator. Single-glazed window to the rear.

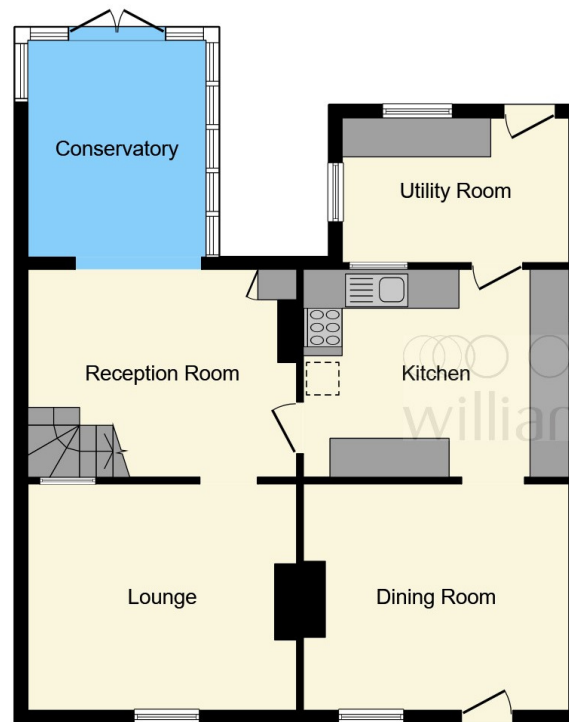
### Cloakroom

Fitted with WC. Radiator.

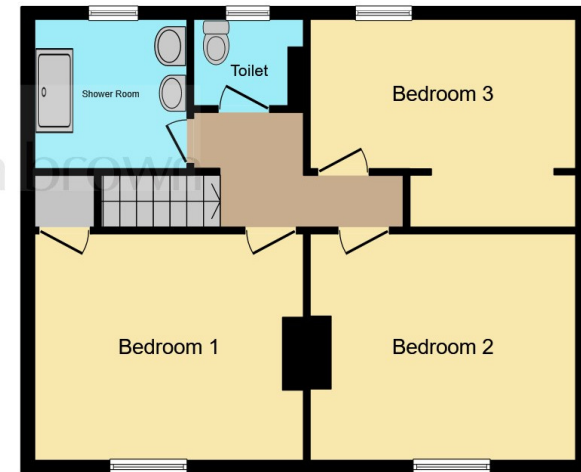
### Outside

To the rear of the property you will find an extremely generous, mature garden. This beautiful space offers an abundance of seating & entertaining areas including various patio, gravelled & decking areas, one of which is covered by a wooden structure & offers a wood burning stove, whilst another decking area boasts a bespoke pizza oven. There are also various raised beds, mature trees, plants & shrubs, as well as a pond which has been filled in & has now been set with wild flowers. You will also find multiple garden sheds & outbuildings, plus a workshop, all of which are ideal as the property also benefits from a small holding licence. There are many quirky features, such as a freestanding water wheel, and there is also an outdoor WC.

To the side of the property, a gravelled driveway leads to the parking area behind the property & the car port.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



**view this property online** [williamhbrown.co.uk/Property/DHM111145](http://williamhbrown.co.uk/Property/DHM111145)



welcome to

## Town Street, Upwell, Wisbech

- 3 bedroom end-terraced cottage
- Large rear garden with multiple outbuildings & entertaining areas
- Lounge & dining room
- Garden room & study
- Off-road parking

Tenure: Freehold EPC Rating: E

**£325,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DHM111145](http://williamhbrown.co.uk/Property/DHM111145)



Property Ref:  
DHM111145 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01366 387638**



DownhamMarket@williamhbrown.co.uk



2 Market Place, DOWNHAM MARKET, Norfolk,  
PE38 9DE



**williamhbrown.co.uk**