



Small Lode, Upwell, Wisbech, PE14 9BL

welcome to

Small Lode, Upwell, Wisbech

A charming 3 bedroom detached home positioned on a generous plot & offered with no onward chain! Set in a peaceful village near Downham Market with its rail links & amenities, the property features a spacious lounge with fireplace, study, kitchen, boot room & large garden with workshop.



Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the front. Double-glazed window to the front.

Lounge

18' 4" x 15' 5" (5.59m x 4.70m)
Double-glazed windows to the front & rear. Radiator.
Feature fireplace. Stairs leading to the first floor landing with under-stairs storage cupboard.

Study

10' 1" x 5' (3.07m x 1.52m)
Double-glazed door to the rear.

Kitchen

15' 6" x 8' 2" (4.72m x 2.49m)
This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, a built-in oven & an electric hob with cooker hood over. There is also space & plumbing for washing machine. Radiator. Double-glazed windows to the front & rear.

Bathroom

Fitted with WC, wash hand basin & bath with shower over. Radiator. Built-in storage cupboard. Double-glazed window to the rear.

Utility Room

11' 9" x 5' 8" (3.58m x 1.73m)
Single-glazed window to the front.

First Floor Landing

Double-glazed window to the front.

Bedroom One

15' 5" x 9' 9" (4.70m x 2.97m)
Double-glazed window to the front.

Bedroom Two

15' 5" x 8' 3" (4.70m x 2.51m)
Double-glazed window to the rear. Radiator.

Bedroom Three

15' 6" x 8' 3" (4.72m x 2.51m)
Double-glazed window to rear. Radiator.

Outside

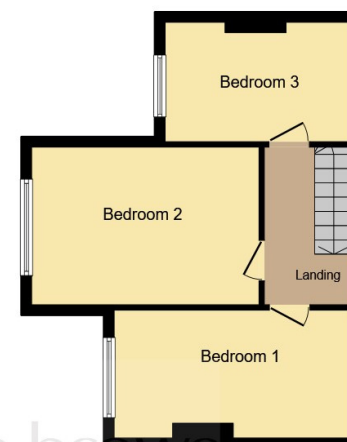
To the rear of the property, the generous garden is laid to lawn & enclosed by hedging. There is also a workshop & brick-built outbuilding.

Agent's Note

Heating to the property is served by oil central heating. Please contact the branch for more information if required.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



check out more properties at williamhbrown.co.uk



welcome to

Small Lode, Upwell, Wisbech

- 3 bedroom detached house
- Large lounge + study
- Generous kitchen
- Large rear garden
- Boot room/utility

Tenure: Freehold EPC Rating: E

£290,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
DHM111267 - 0002

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.



01366 387638



DownhamMarket@williamhbrown.co.uk



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



williamhbrown.co.uk