









# welcome to

# Pius Drove, Upwell, WISBECH

Offered with no onward chain, this spacious 2/3 bedroom home sits on a generous plot in the sought-after village of Upwell. Enjoy a cosy lounge with wood burner, conservatory, large garden, ample parking & garage – all in a peaceful, well-connected location!













### **Accommodation:**

### Lounge

20' 4" x 11' 3" ( 6.20m x 3.43m )

Double-glazed window to the front. Radiator. Fireplace with wood burning stove. Airing cupboard. Stairs leading to the first floor landing with understairs storage cupboard.

### Conservatory

10' 4" x 9' 6" ( 3.15m x 2.90m )

Of brick & uPVC construction. Radiator & electric radiator.

### Kitchen

19' 8" x 8' 3" ( 5.99m x 2.51m )

This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl sink & drainer unit, and space for a range-style cooker with cooker hood over. There is also space for a fridge/freezer. Radiator. Double-glazed window to the side.

### Cloakroom

Fitted with WC & wash hand basin. Double-glazed window to the side.

# **Utility Room / Shower Room**

Fitted with shower cubicle & wash hand basin. Two heated towel rails. Washing machine & tumble dryer. Double-glazed window to the side.

### **First Floor Landing**

Stairs from the lounge. Double-glazed window to the side.

### **Bedroom One**

13' x 9' 9" ( 3.96m x 2.97m ) Double-glazed window to the side.

### **Bedroom Two**

10' 1" x 9' 9" ( 3.07m x 2.97m ) Double-glazed window to the front. Radiator.

### **Bedroom Three**

9' x 7' 4" ( 2.74m x 2.24m )

Double-glazed window to the side. Radiator.

# Conservatory Kitchen Lounge

**Ground Floor** 

### Outside

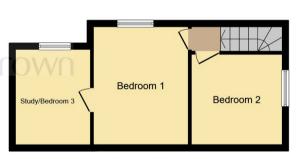
To the front of the property, a large gravelled driveway provides off-road parking for multiple vehicles & leads to the garage. To the rear, the sizable harden is fully enclosed by hedging & timber fencing & is laid to lawn, alongside a generous decking area, a patio area & various mature trees. There are also a few garden sheds & a greenhouse.

### Garage

Metal & concrete structure.

### **Agent's Note**

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



**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





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# Pius Drove, Upwell, WISBECH

- 2/3 bed semi-detached house
- Large rear garden
- Garage + driveway parking
- Lounge + conservatory
- Utility/shower room

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £250,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/DHM112482



Property Ref: DHM112482 - 0004 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.

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