



MAXEY GROUNDS

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01945 428820

Residential Sales

£299,000



Ref: H1720

The Wheel House, 165 South Brink, Wisbech, Cambridgeshire, PE14 0RZ

A Unique property, once The Wheel House of the former Pumping Station, built circa 1827 and now Listed. Restored and converted throughout, retaining a wealth of original features. Providing living accommodation over 3 floors with 4 Bedrooms, Bathroom. Open Plan living to the ground floor with a Kitchen and Lounge, with a feature glass window overlooking the Lounge area from the Master Bedroom. Ample Off-Road parking and river views to the rear. Offered with vacant possession and no forward chain.





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OPEN PLAN LIVING AREA 38' 10" x 14' 0" max (11.86m x 4.28m) Wooden front door leading into the Open Plan Kitchen/Lounge.

Kitchen area: Stainless steel one and a half bowl sink unit with mixer tap, range of base units and drawers below with preparation surface over. Integrated electric oven and hob with extractor hood over. Matching wall units and wine display unit. Integrated tall standing fridge freezer, integrated dishwasher. Window to front. Ceramic tiled floor through the whole ground floor.

Lounge/Dining area: Two windows to front, window to side and window to rear. Beamed and elevated ceiling. Stairs leading off. Door to under stairs storage cupboard with plumbing facilities for washing machine. Door leading to Boiler Room and Storage.

STAIRS AND LANDING Original concrete stairway leading onto first floor landing. Wooden floor. Radiator. Doors to master bedroom and bathroom. Further stairway to second floor.

BEDROOM ONE 15' 8" x 14' 9" (4.8m x 4.5m) Feature beams. Wooden floor. Feature internal glazed wall overlooking lounge with vaulted ceiling.

BATHROOM Three piece bathroom suite comprising of bath with tiled surround, pedestal wash hand basin and low level WC. Tiled splash backs. Extractor fan. Window to side. Heated towel rail.

SECOND FLOOR STAIRS AND LANDING Original concrete stairway leading onto second floor landing. Radiator. Window to front. Doors to bedrooms two, three and four.

BEDROOM TWO 17' 3" x 9' 4" (5.28m x 2.86m) Window to rear. Radiator. Three wall light points. Feature raised and beamed ceiling. Wooden flooring.

BEDROOM THREE 13' 10" x 5' 11" (4.24m x 1.81m) Window to front. Wall light point. Wooden floor.

BEDROOM FOUR 9' 4" x 8' 1" (2.86m x 2.48m) Window to side. Raised and beamed ceiling. Radiator. Wall light point. Wooden floor.



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OUTSIDE Front garden mainly laid to grass with mature trees and shrubs. Gravelled shared driveway leading to private parking area. Patio area. Oil storage tank.

BOILER ROOM Located to the side of the property. Exterior entrance via Wooden door. Housing boiler, electrics and tv aerial main entry points. Space for storage.

SERVICES Mains Electricity, Water and foul drainage laid to sewerage system and soak-aways. There is communal sewerage already in place shared with the three other properties which all used to form part of the Pumping Station. Oil Fired Central Heating.

VIEWING Strictly by appointment with the selling agent Maxey Grounds.

POSSESSION Vacant possession upon completion of the purchase.

DIRECTIONS From Freedom Bridge roundabout in Wisbech take the A47 towards Peterborough. Stay on this road and proceed through two sets of traffic lights, and at the roundabout take the third exit. Proceed along this road and then turn left into Crooked Bank where the property can be found on the right-hand side. Take the first driveway and follow, the front entrance is on the left.

COUNCIL TAX BAND TBC

EPC RATING BAND TBC

PARTICULARS PREPARED 27th May 2021



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