



Isle Bridge Road, Outwell Wisbech PE14 8RB

Welcome to

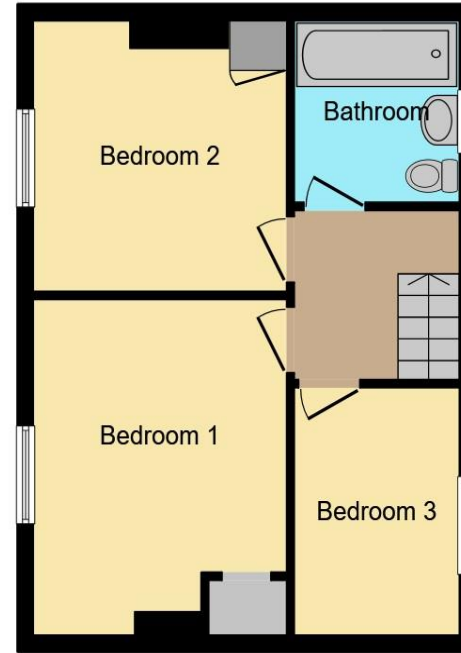
Isle Bridge Road, Outwell Wisbech

CALLING ALL INVESTORS OR FIRST TIME BUYERS!! William H Brown are proud to present this wonderful 3 bedroom semi-detached house in the beautiful village of Outwell, providing well-proportioned accommodation throughout and would make a perfect home for the growing family. The accommodation comprises of Entrance Hall, Lounge, Kitchen, Utility/Lobby and downstairs Shower Room, whilst on the first floor you will find 3 Bedrooms and family bathroom. Outside of the property to the front you can make use of a shared driveway and sectional garage. To the rear you can benefit from a patio and lawned area with a brick store housing oil boiler.





Ground Floor



First Floor

Entrance Hall

Lounge

24' 6" Max x 10' 10" (7.47m Max x 3.30m)

Kitchen

11' 8" x 7' (3.56m x 2.13m)

Utility / Lobby

5' 8" x 11' 8" (1.73m x 3.56m)

Shower Room

1st Floor Landing

Bedroom One

13' 1" Max x 10' 10" (3.99m Max x 3.30m)

Bedroom Two

10' 10" x 10' Minimum (3.30m x 3.05m Minimum)

Bedroom Three

9' 10" x 7' inc bulk head (3.00m x 2.13m inc bulk head)

Bathroom

Outside

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.

Welcome to

Isle Bridge Road, Outwell Wisbech

- Semi-Detached House
- 3 Bedroom
- Utility & Cloakroom
- Garage
- Village Location

Tenure: Freehold EPC Rating: D

offers in excess of

£190,000

Directions to this property:

From Wisbech Freedom Bridge roundabout take the A1101 signposted Downham Market to the A47 roundabout and continue straight over following the road to Outwell. Take note of Bloom & Wakes Garage on your left hand side and at the mini roundabout turn right into Isle Road. Follow the road round to the left and continue along turning right into Isle Bridge Road.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB123834



Property Ref:
WSB123834 - 0010

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.



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