



Old Convent Fields, Wisbech PE13 1HT

Welcome to

Old Convent Fields, Wisbech

TOTALLY UNIQUE AND SIMPLY STUNNING! Situated on the edge of this exclusive development literally a few minutes walk from the town centre, this stunning detached home can only be fully appreciated by first-hand inspection! With three double bedrooms (the master having a dressing room and an en-suite shower room), the hub of the home is a fantastic 28' living room with double height picture window overlooking the beautifully landscaped gardens. A modern fitted kitchen with twin ovens leads to the recently added dining room as well as a useful utility room. The property also benefits from that ever-popular downstairs cloakroom, underfloor heating to the ground floor, excluding Dining Room, PVCu double glazing with window locks, security alarm system and allocated parking spaces.





Ground Floor



First Floor

Entrance Hall

Living Room

19' 9" x 28' 7" maximum (6.02m x 8.71m maximum)

Kitchen

15' 3" x 9' 11" (4.65m x 3.02m)

Dining Room

9' 8" x 11' 2" (2.95m x 3.40m)

Utility Room

6' 4" x 9' 11" (1.93m x 3.02m)

First Floor Galleried Landing

Master Bedroom

14' 6" x 12' 7" (4.42m x 3.84m)

Dressing Room

7' 5" x 4' 9" excluding wardrobes (2.26m x 1.45m excluding wardrobes)

En-Suite Shower Room

Bedroom Two

11' 11" maximum x 10' 11" excluding wardrobes (3.63m maximum x 3.33m excluding wardrobes)

Bedroom Three

8' 3" plus door recess x 12' 7" (2.51m plus door recess x 3.84m)

Family Bathroom

7' 1" x 12' 6" maximum (2.16m x 3.81m maximum)

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.

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- Individual detached house
- Three double bedrooms
- Dressing room and en-suite to master
- 28' Living room
- Close to town centre

Tenure: Freehold EPC Rating: C

£400,000

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the former A47, Nene Quay, signposted Peterborough to the first set of traffic lights and take the slip road left into Bridge Street. Turn right into Post Office Lane and at the bottom turn left into Alexandra Road. Turn right into Old Convent fields where the property is in the front left hand corner.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB124669



Property Ref:
WSB124669 - 0009

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



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk