



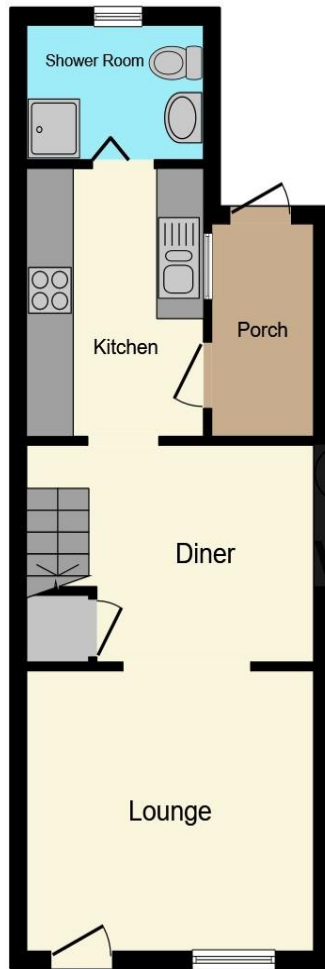
Well Creek Road, Outwell WISBECH PE14 8SD

Welcome to

Well Creek Road, Outwell WISBECH

HOW ABOUT A MODERNISED CHARACTER PROPERTY? Take a look inside this renovated, mid terraced cottage located in the popular village of Outwell. This lovely home offers a lounge area to the front, dining area behind, a refitted kitchen, refitted ground floor shower room, a lean to porch to the side and leading out to the back garden, 2 bedrooms plus a loft room. Outside the property is a paved patio and a mainly laid to lawn garden with shrubs & plants to borders and a single garage to the rear and 2 off road parking spaces. To fully appreciate the size and quality of this deceptively spacious home, an early viewing is highly recommended to avoid disappointment!





Ground Floor



First Floor



Second Floor

Lounge Area

11' 10" x 10' 11" (3.61m x 3.33m)

Dining Area

8' 8" Inc Stairwell x 11' 11" (2.64m Inc Stairwell x 3.63m)

Kitchen

8' x 10' 6" (2.44m x 3.20m)

Shower Room

Lean To Porch

3' 10" x 7' 5" (1.17m x 2.26m)

1st Floor Landing

Master Bedroom

8' 11" x 9' 1" (2.72m x 2.77m)

Bedroom 2

11' 11" Max x 7' 5" (3.63m Max x 2.26m)

Loft Room

11' 7" x 7' 11" (3.53m x 2.41m)

Front & Rear Garden

Single Garage

7' 6" x 10' 10" (2.29m x 3.30m)

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

Well Creek Road, Outwell WISBECH

- Fully Renovated in 2019
- 2 Bedrooms
- Loft Room
- Off Road Parking & Single Garage
- Tax Band: A
- Refitted Kitchen
- Refitted Shower Room

Tenure: Freehold EPC Rating: F

£180,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WSB125055](https://www.williamhbrown.co.uk/Property/WSB125055)



Property Ref:
WSB125055 - 0006

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.

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Proceed to the fifth set of traffic lights and continue along. At the roundabout take the second exit signposted Outwell & Upwell. Upon entering the village of Outwell, at the mini roundabout proceed straight on into Wisbech Road. Continue along and turn right over Swan Bridge and then immediately left into Well Creek Road where the property will be found on the right hand side.



william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)