



North Brink, Wisbech PE13 1LN

Welcome to

North Brink, Wisbech

SIMPLY STUNNING! A substantial Grade II listed Georgian residence sitting on a plot of approximately 1/3 acre with views over the River Nene, this truly wonderful home is ready for the next family to enjoy! Set over three floors with five double bedrooms and three reception rooms, the hub of the home is a fantastic 28' kitchen/family room with views over the mature rear garden with its large natural pond. The property also benefits from an orangery, two bathrooms, a cellar and is situated just a short walk from both the town centre & the highly regarded Wisbech Grammar School. Viewing is the only way to appreciate all that is on offer!





Ground Floor



First Floor



Second Floor

Orangery

15' x 16' 11" (4.57m x 5.16m)

Reception Hall

Downstairs Cloakroom

Cellar

Library

15' excluding bay x 14' 6" excluding bay (4.57m excluding bay x 4.42m excluding bay)

Living Room

15' 1" excluding bay x 15' 4" (4.60m excluding bay x 4.67m)

Dining Room

17' 1" x 13' 6" (5.21m x 4.11m)

Kitchen/family Room

22' 6" into bay x 28' 5" (6.86m into bay x 8.66m)

First Floor Landing

Bedroom One

15' 2" excluding bay x 13' 11" (4.62m excluding bay x 4.24m)

Bedroom Two

15' 6" x 14' 5" (4.72m x 4.39m)

Bedroom Three

17' 1" x 13' 10" (5.21m x 4.22m)

Bathroom One

10' 7" x 10' 2" (3.23m x 3.10m)

Second Floor Landing

Bedroom Four

15' 2" x 15' 7" (4.62m x 4.75m)

Bedroom Five

17' 1" x 13' 10" (5.21m x 4.22m)

Bathroom Two

11' 11" x 7' (3.63m x 2.13m)

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

North Brink, Wisbech

- Substantial Grade II Listed residence
- Five double bedrooms
- Three reception rooms plus orangery
- 1/3 acre plot (S.T.S.)
- Council Tax: Band E

Tenure: Freehold EPC Rating: Exempt

offers in the region of

£650,000

Directions to this property:

From Wisbech Freedom Bridge roundabout take the A1101 signposted Long Sutton. Proceed over the bridge and then turn immediately left into North Street. Continue along into Chapel Road, then bear left into North Brink. Continue along keeping the river on your left. Turn left and continue along North Brink where the property can be found on the right hand side.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB124505



Property Ref:
WSB124505 - 0005

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