



Mount Pleasant Road, Wisbech PE13 3NE

Welcome to

Mount Pleasant Road, Wisbech

A LITTLE BIT OF HISTORY! Believed to date back to the 1880's, this detached, character, Grade II listed cottage does require extensive refurbishment throughout but has the potential to become a fantastic, unique home. With three double bedrooms and two reception rooms, the property retains many original features including open fireplaces and sash windows. Outside, access to the property is through the gates of Mount Pleasant Cemetery where there is off-road parking and an enclosed rear garden.





Ground Floor



First Floor

Entrance Hall

Lounge

11' 11" maximum x 11' 10" (3.63m maximum x 3.61m)

Dining Room

11' 9" x 11' maximum (3.58m x 3.35m maximum)

Kitchen

8' 5" x 11' (2.57m x 3.35m)

Rear Hallway

Downstairs Bathroom

9' x 5' 9" (2.74m x 1.75m)

First Floor Landing

Bedroom One

12' x 11' 9" maximum (3.66m x 3.58m maximum)

Bedroom Two

11' 9" x 11' maximum (3.58m x 3.35m maximum)

Bedroom Three

8' 6" maximum x 11' (2.59m maximum x 3.35m)

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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- Detached Character Stone Cottage
- Grade II Listed
- Three bedrooms and two reception room
- Extensive refurbishment required
- Tax Band B
- No Onward Chain

Tenure: Freehold EPC Rating: Exempt

offers in excess of

£150,000



Directions to this property:

At Freedom Bridge Roundabout, take the 2nd exit onto Lynn Road/B198, follow the road round to the left and turn left onto Mount Pleasant Road at the traffic lights where the property is on the right hand side,

view this property online williamhbrown.co.uk/Property/WSB125693



Property Ref:
WSB125693 - 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.

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