



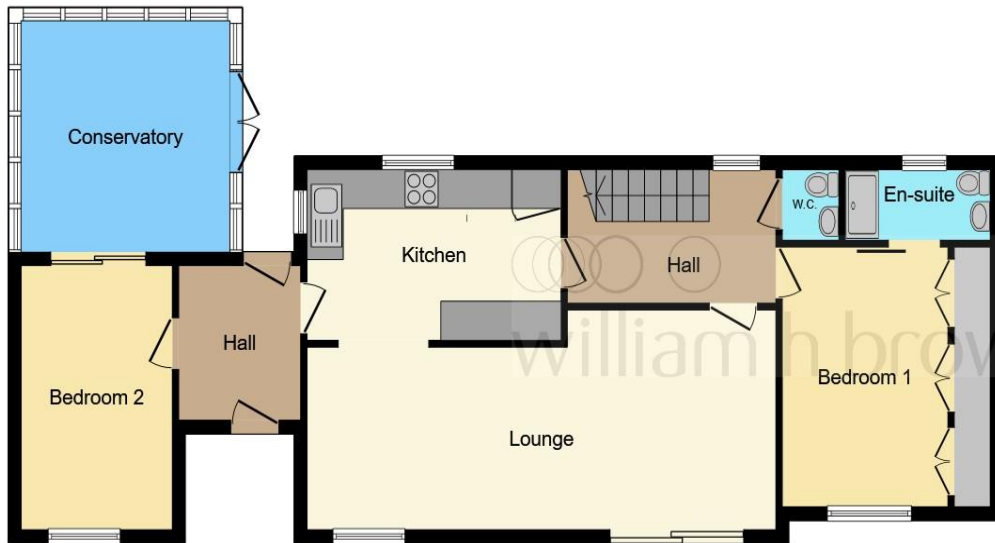
Small Lode, Upwell Wisbech PE14 9BE

Welcome to

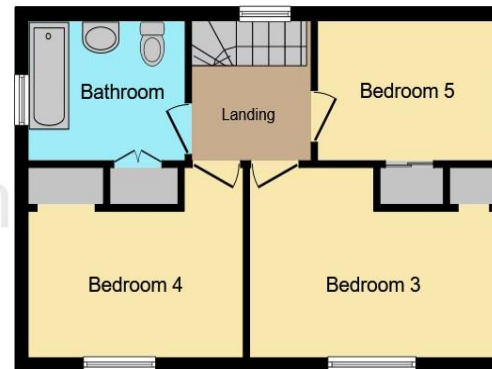
Small Lode, Upwell Wisbech

ANNEXE POTENTIAL! AN IDEAL FAMILY HOME! Have a look at this diverse and spacious family home located in the popular village of Upwell. The property offers flexible accommodation from 4 double bedrooms, one of which is located on the ground floor and offers ensuite shower room facilities. There is also a family bathroom, an entrance hall, ground floor cloakroom, a 25' lounge / diner that has patio doors providing access to the gardens, a games room, 13 ft kitchen and a conservatory at the rear overlooking the garden and fields beyond. Outside the property is a front, side and rear garden providing private space to enjoy in the coming summer months. At the rear is an allotment space that is owned by the local council and is available to rent. The current vendor currently pays £18 per annum for this space. There is also a gravel driveway providing ample off road parking for several cars and the home is offered for sale with NO FORWARD CHAIN! To fully appreciate the potential of this flexible home, an early viewing is highly recommended. contact us TODAY!





Ground Floor



First Floor

Entrance Hall

Cloakroom

Lounge

25' 6" x 11' 11" (7.77m x 3.63m)

Kitchen

13' 9" x 9' 6" (4.19m x 2.90m)

Inner Hallway

Games Room

8' x 14' 1" (2.44m x 4.29m)

Conservatory

12' 3" x 11' 1" (3.73m x 3.38m)

Master Bedroom

9' 1" to Wardrobes x 13' 1" (2.77m to Wardrobes x 3.99m)

Ensuite

1st Floor Landing

Bedroom 2

11' 5" x 12' 1" Max (3.48m x 3.68m Max)

Bedroom 3

13' 10" x 11' 11" (4.22m x 3.63m)

Bedroom 4

10' x 7' 11" Max (3.05m x 2.41m Max)

Family Bathroom

8' 7" x 7' 5" (2.62m x 2.26m)

Front & Rear Gardens

Agent's Note:

There is an allotment space behind the property which would be available to rent as extra garden space.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to

Small Lode, Upwell Wisbech

- NO FORWARD CHAIN
- Individual Spacious Family Home
- 3/4 Double Bedrooms
- Ample Off Road Parking
- Annexe Potential

Tenure: Freehold EPC Rating: E

offers in excess of

£320,000

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Proceed out of town and continue to the village of Outwell. At the mini roundabout turn right into Isle Road and continue along. Turn left over the first bridge and then immediately right into Lowside. At the "T" junction turn left into Small Lode where the property will be found on the left hand side, look for our board!



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB124409



Property Ref:
WSB124409 - 0004

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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