



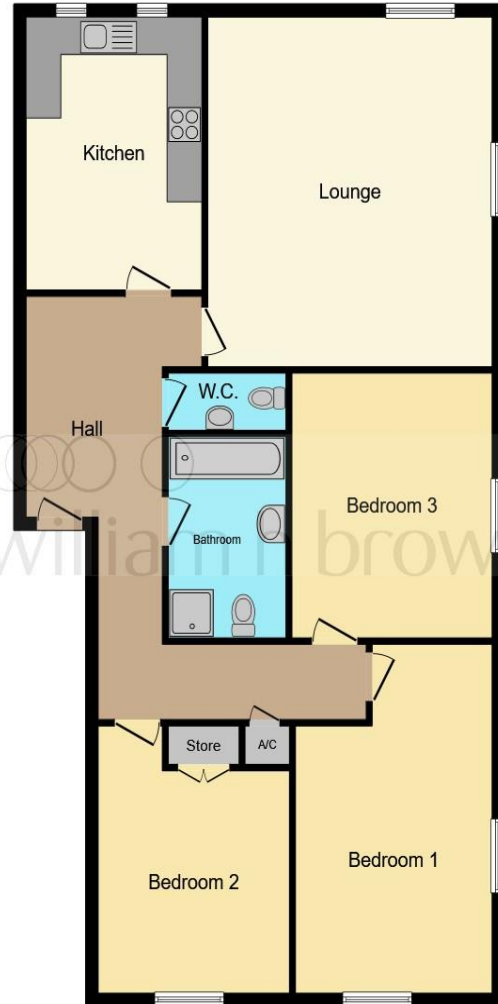
**Colville House, Old Convent Fields, Wisbech PE13 1HT**

## Welcome to

### Colville House, Old Convent Fields, Wisbech

DON'T TAKE OUR WORD FOR IT, TAKE A LOOK FOR YOURSELF! You HAVE to see this impressive, 2nd floor penthouse Apartment, in the executive location of Old Convent Fields in Wisbech. This immaculate home offers much more than meets the eye, being built in the 1860's as a former private residence for the mayor of Wisbech and then later converted to a school in 1928, which was operational until 2002 when the property was converted into 10 generous apartments. This deceptively spacious home really needs to be seen as it offers over 1200 square feet of accommodation and includes 3 generous double bedrooms, 4 piece bathroom plus additional cloakroom wc, a large kitchen that could easily accommodate a small dining table, a 18 ft lounge / diner offering dual aspect views over Wisbech plus a large entrance hall, completing the accommodation. There is a grand staircase, providing ample access to all apartments plus communal areas including a basement. There are 2 allocated parking spaces to the property plus a free car park opposite should additional guest need to be accommodated. This beautiful home has recently upgraded double glazed sash windows, mains gas central heating, high ceilings to give tons of space and is offered for sale with NO FORWARD CHAIN! You really have to see it to appreciate just how large this home is and in this prestigious location, we promise you wont be disappointed! Get in touch with us TODAY!





### Entrance Hall

### Cloakroom

### Lounge / Diner

16' 1" x 18' 5" ( 4.90m x 5.61m )

### Kitchen

14' 5" x 9' 11" ( 4.39m x 3.02m )

### Bedroom 1

18' 4" Max x 10' 4" ( 5.59m Max x 3.15m )

### Bedroom 2

11' 3" x 14' ( 3.43m x 4.27m )

### Bedroom 3

10' 10" x 14' 2" Max ( 3.30m x 4.32m Max )

### Bathroom

10' 7" x 6' ( 3.23m x 1.83m )

### Allocated Parking

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](http://www.focalagent.com)

## Welcome to

# Colville House Old Convent Fields, Wisbech

- \*\* Reduced From £160,000 To £150,000 \*\*
- Over 1200 Sq Ft of Internal Accommodation
- Converted Convent Dating Back to 1860
- 3 Double Bedrooms
- Recently Replaced Double Glazed Sash Windows
- Private, Executive Development
- NO FORWARD CHAIN

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

## £150,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/WSB125882](http://williambrown.co.uk/Property/WSB125882)



Property Ref:  
WSB125882 - 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 our town centre offices the development is a short walk down Post Office Lane bearing left into Alexandra Road. The property will be found on your right hand side.



william h brown



**01945 464451**



[Wisbech@williambrown.co.uk](mailto:Wisbech@williambrown.co.uk)



20 High Street, WISBECH, Cambridgeshire,  
PE13 1DE



[williambrown.co.uk](http://williambrown.co.uk)