



Mulberry Lea, Upwell Wisbech PE14 9AG

Welcome to

Mulberry Lea, Upwell Wisbech

THE BUNGALOW YOU HAVE BEEN LOOKING FOR! Situated in a quiet cul de sac location, this modern detached bungalow would be ideal for those wanting the village lifestyle all on one level! With three bedrooms (the master having en-suite shower room) and two reception rooms, the property also benefits from a useful utility room, Air source pump heating system, a single garage and is available to the market with no onward chain.





Entrance Hall

Dining Room

9' x 20' 8" maximum (2.74m x 6.30m maximum)

Lounge

15' 6" excluding bay x 11' 10" (4.72m excluding bay x 3.61m)

Kitchen

9' 4" x 15' 10" maximum (2.84m x 4.83m maximum)

Utility Room

7' x 5' 5" (2.13m x 1.65m)

Master Bedroom

13' minimum x 9' 2" (3.96m minimum x 2.79m)

En-Suite

6' 1" x 4' 10" (1.85m x 1.47m)

Bedroom Two

11' 5" excluding wardrobes x 7' 5" (3.48m excluding wardrobes x 2.26m)

Bedroom Three

9' 4" x 7' 7" excluding wardrobes (2.84m x 2.31m excluding wardrobes)

Bathroom

7' 1" x 4' 9" (2.16m x 1.45m)

Garage

16' 4" x 7' 11" (4.98m x 2.41m)

Agents Note:

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

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

Mulberry Lea, Upwell Wisbech

- Modern detached bungalow
- Three bedrooms with en-suite to master
- Two reception rooms
- No onward chain
- Cul-De-Sac Location
- Air Source Pump Heating System

Tenure: Freehold EPC Rating: C

offers in excess of

£290,000

Directions to this property:

From Wisbech Freedom Bridge roundabout take the A1101 signposted Downham Market. Proceed to the A47 roundabout and continue straight over following the road to Outwell. Upon entering Outwell take note of Bloom & Wake's Garage on your left hand side and turn right at the mini roundabout. Follow the road round to the left into Isle Road and continue through into Upwell. Proceed along and turn right into Mulberry Lea where the property is on the left hand side.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB126173



Property Ref:
WSB126173 - 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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