



Isle Bridge Road, Outwell Wisbech PE14 8RB

Welcome to

Isle Bridge Road, Outwell Wisbech

MORE THAN MEETS THE EYE! Situated in a cul de sac location, this modern semi-detached house has been heavily extended and provides deceptively spacious accommodation, ideal for the growing family! With four bedrooms and two reception rooms, the property also benefits from a downstairs wet room, a 20' dining room, a useful utility room and multi-vehicle off-road parking.





Ground Floor



First Floor

Entrance Hall

Utility Room

10' 2" x 7' 8" (3.10m x 2.34m)

Wet Room

5' 5" x 5' 6" (1.65m x 1.68m)

Lounge

14' x 10' 4" plus door recess (4.27m x 3.15m plus door recess)

Kitchen

14' 6" x 9' 6" (4.42m x 2.90m)

Dining Room

20' 5" x 11' 3" (6.22m x 3.43m)

Study (Former Garage)

11' x 8' 10" (3.35m x 2.69m)

Playroom (former Garage)

10' 9" x 7' 8" (3.28m x 2.34m)

First Floor Landing

Bedroom One

8' 8" plus door recess x 11' 5" (2.64m plus door recess x 3.48m)

Bedroom Two

7' 11" x 10' 4" (2.41m x 3.15m)

Bedroom Three

10' 4" x 8' 2" (3.15m x 2.49m)

Bedroom Four

6' x 9' 6" plus recess (1.83m x 2.90m plus recess)

Bathroom

5' 8" x 7' (1.73m x 2.13m)



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

Isle Bridge Road, Outwell Wisbech

- Modern semi-detached house
- Four bedrooms
- Two reception rooms
- Bathroom and wet room
- Cul-De-Sac Location

Tenure: Freehold EPC Rating: Awaited

£240,000



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/WSB125429



Property Ref:
WSB125429 - 0003

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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Directions to this property:

From Wisbech Freedom Bridge roundabout take the A1101 signposted Downham Market to the A47 roundabout and continue straight over following the road to Outwell. Take note of the Gulf Garage on your left hand side and at the mini roundabout turn right into Isle Road. Follow the road round to the left and continue along. Take note of the left hand turning over the bridge, go past and then turn right into Isle Bridge Road. Continue to the bottom and turn right where the property will be on the right hand side.



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