



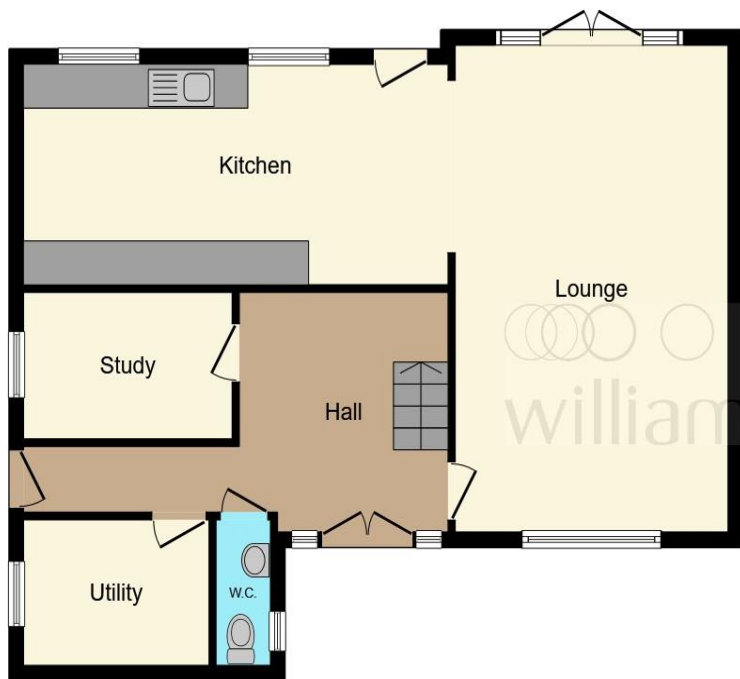
Chapel Lane, South Brink Wisbech PE14 0RX

Welcome to

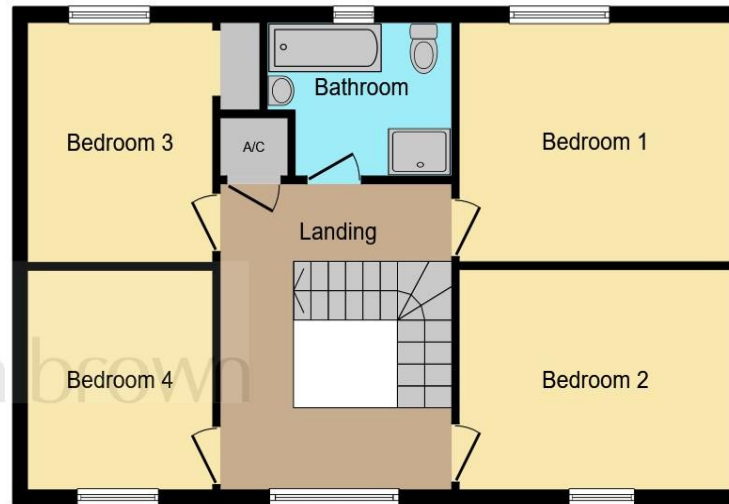
Chapel Lane, South Brink Wisbech

WANT TO PUT YOUR OWN STAMP ON IT? Sitting on a total plot approaching 0.5 acres (S.T.S.) this established detached house has been partially renovated and provides the opportunity to finish it to your own taste! With four bedrooms and two reception rooms, the property also benefits from a 21' lounge, a 20' kitchen, a single garage and a dilapidated barn, all with the benefit of open field views.





Ground Floor



First Floor

Entrance Hall

Cloakroom (not Fitted)

5' 11" x 3' 11" (1.80m x 1.19m)

Utility Room

5' 8" x 5' 10" (1.73m x 1.78m)

Study

6' 5" x 10' 1" (1.96m x 3.07m)

Kitchen

9' 11" x 20' 5" (3.02m x 6.22m)

Lounge

21' 10" x 12' 11" (6.65m x 3.94m)

First Floor Landing

Bedroom One

10' 8" x 12' 11" (3.25m x 3.94m)

Bedroom Two

10' 8" x 12' 11" (3.25m x 3.94m)

Bedroom Three

9' 11" x 8' 11" excluding wardrobe (3.02m x 2.72m excluding wardrobe)

Bedroom Four

9' 10" x 8' 11" (3.00m x 2.72m)

Bathroom

6' 10" x 8' 11" (2.08m x 2.72m)

Garage

19' 7" x 9' 1" (5.97m x 2.77m)

Dilapidated Barn

Agents Note:

Currently, the Vendors' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

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

Chapel Lane, South Brink Wisbech

- Established detached house
- Four bedrooms
- Partially renovated
- Plot approaching 0.5 acres (S.T.S.)
- Open field views

Tenure: Freehold EPC Rating: F

offers in excess of

£325,000

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the former A47, Nene Quay, signposted Peterborough to the first set of traffic lights and continue straight on. Carry straight on to the A47 roundabout and take the third exit. Proceed along for approximately 1.1 miles and turn left into Crooked Bank and then immediately left on to Chapel Lane where the property is on the right hand side.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB126446



Property Ref:
WSB126446 - 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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