



School Road, Upwell Wisbech PE14 9EW

Welcome to

School Road, Upwell Wisbech

BRING YOUR BOAT AND YOUR FISHING ROD! Located adjacent to the picturesque Well Creek, this established end terraced house comes with a river garden with landing stage, ideal for the angler or for messing about on the river! With two double bedrooms and two reception rooms, the property also benefits from PVCu double glazing, off-road parking and open field views.





Lounge

11' 3" x 12' 9" maximum (3.43m x 3.89m maximum)

Dining Room

9' x 10' 1" (2.74m x 3.07m)

Kitchen

7' 11" x 10' 9" (2.41m x 3.28m)

Utility Room

8' 9" maximum x 3' 10" minimum (2.67m maximum x 1.17m minimum)

Bathroom

12' 2" maximum x 5' 10" (3.71m maximum x 1.78m)

First Floor Landing

Bedroom One

11' 7" x 12' 10" maximum (3.53m x 3.91m maximum)

Bedroom Two

9' x 10' 3" maximum (2.74m x 3.12m maximum)

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

School Road, Upwell Wisbech

- Established end terraced house
- Two double bedrooms
- Two reception rooms
- Riverside garden
- Open Field Views

Tenure: Freehold EPC Rating: F

£155,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB126521



Property Ref:
WSB126521 - 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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