



**Townsend Road, Upwell Wisbech PE14 9HJ**

## Welcome to

### Townsend Road, Upwell Wisbech

NO EXPENSE SPARED! New to market we bring an amazing 2 bedroom cottage with a garage conversion to an additional 3rd room with an ensuite. This is definitely one worth viewing to admire the unique features of this home. No expense has been spared on this cottage, with new insulation absolutely everywhere, this is refurbished to a high standard. It has also been underpinned and no work is required. **READY TO MOVE IN CONDITION!** Downstairs as you enter the property you are welcomed to the open planned modern kitchen diner. As you walk through on your left is access to the garage conversion (and ensuite) alongside the downstairs bathroom. To the right you walk through into the high ceiling living room, with further access to the conservatory. In the living room, you can access both upstairs bedrooms, or in the kitchen you can enter the secret door to access upstairs too! Situated on Townsend Road the property is in a quiet peaceful location away from any trouble. The property has plenty of front and rear garden with 2 large well built sheds in the back. Plenty of parking! Book a viewing today to admire this refurbished unique home.

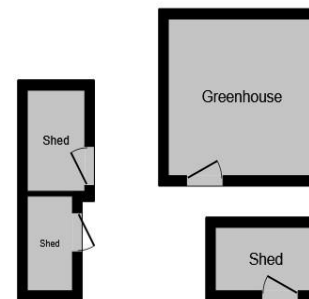




**Ground Floor**



**First Floor**



**Outbuilding**

**Entrance Porch**

**Lounge**

16' x 22' 7" max ( 4.88m x 6.88m max )

**Kitchen / Diner**

23' 5" x 13' ( 7.14m x 3.96m )

**Utility Room**

8' 8" x 6' 7" ( 2.64m x 2.01m )

**Bathroom**

**Downstairs Wc**

**Conservatory**

14' 7" x 26' 1" ( 4.45m x 7.95m )

**Garage Conversion Room**

16' 5" x 10' ( 5.00m x 3.05m )

**Wet Room**

**First Floor**

**Bedroom One**

15' 2" x 12' 4" ( 4.62m x 3.76m )

**Bedroom Two**

10' x 12' 4" ( 3.05m x 3.76m )

**Outside**

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

### Townsend Road, Upwell Wisbech

- Refurbished to a high standard!
- 2 Bedroom + Garage Conversion
- Modernised throughout
- Detached Cottage
- MOVE IN READY!
- UNIQUE HOME!

Tenure: Freehold EPC Rating: F

offers in excess of

# £350,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB126608](http://williamhbrown.co.uk/Property/WSB126608)



Property Ref:  
WSB126608 - 0007

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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 Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Proceed to the fifth set of traffic lights and continue straight on. At the roundabout proceed straight over and head towards Outwell. Upon entering the village, at the mini roundabout turn right and then left into Isle Road. Continue along to the village of Upwell and turn left signposted Welney & Three Holes. Continue along New Road into Townsend Road.



william h brown



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