



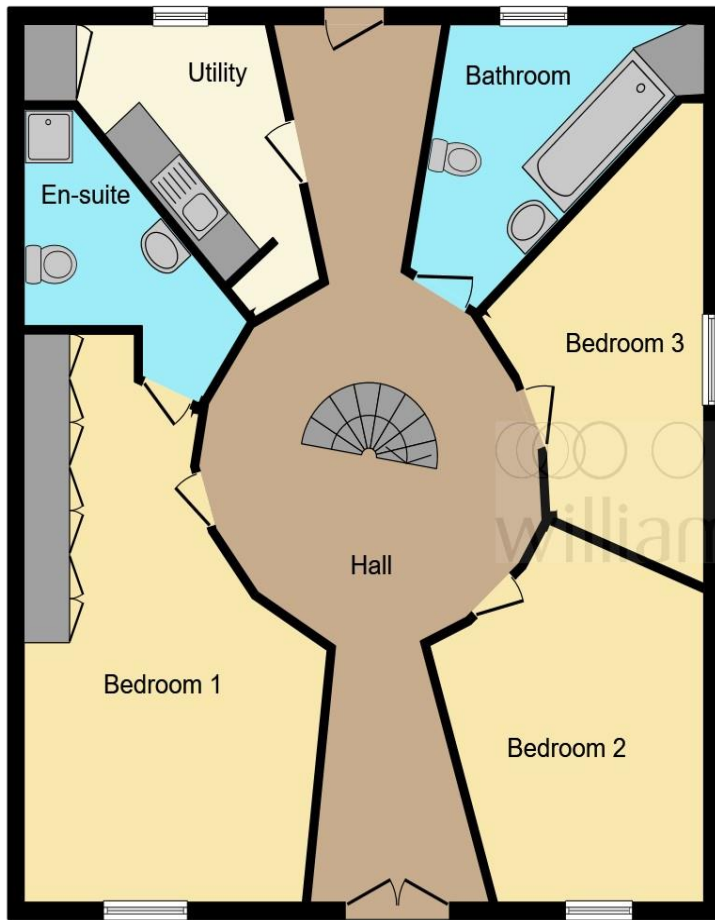
New Road, Upwell WISBECH PE14 9AB

Welcome to

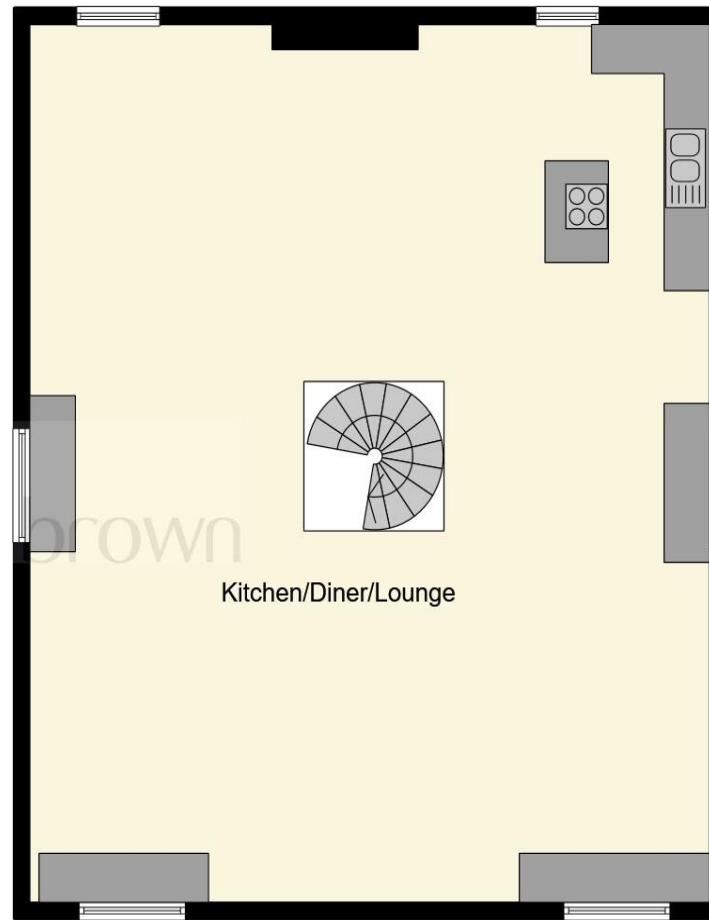
New Road, Upwell WISBECH

A LITTLE BIT OF HISTORY! Dating back to circa 1836, this former methodist chapel was sympathetically converted around 2005 to a unique family home, providing an eclectic mix of original character and modern living! With three double bedrooms, the master having en-suite facilities, the hub of the home is a stunning 33' open plan lounge/kitchen/dining room. Within this first floor space you will find a modern fitted kitchen with integrated appliances, an allocated dining area and a comfortable lounge area with central log burner, all under a wonderful vaulted ceiling with exposed beams. Outside, there is off-road parking and a small courtyard garden area. Book your viewing now to appreciate this fabulous home!





Ground Floor



First Floor

Reception Hall

Master Bedroom

20' 2" maximum x 11' 4" maximum (6.15m maximum x 3.35m maximum)

En-Suite Wet Room

Bedroom Two

13' 6" maximum x 11' 4" maximum (4.11m maximum x 3.45m maximum)

Bedroom Three

17' 10" maximum x 8' 1" maximum (5.44m maximum x 2.46m maximum)

Utility Room

9' 8" maximum x 7' 5" maximum (2.95m maximum x 2.26m maximum)

Spiral Stairs To First Floor

Lounge/Kitchen/Dining Room

33' x 27' 5" (10.06m x 8.36m)

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

New Road, Upwell WISBECH

- Converted former chapel dating back to c1836
- 3 double bedrooms with en-suite to master
- Stunning 33' lounge/kitchen/dining room
- Many original features
- No onward chain

Tenure: Freehold EPC Rating: F

offers in excess of

£270,000

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. At the roundabout proceed straight on and continue out of Wisbech. Upon entering Outwell, take note of Bloom & Wake's garage on your left hand side and at the mini roundabout turn right into Isle Road. Continue along into Upwell and turn left, over the bridge into New Road (signposted Welney & Three Holes) where the property can be found on your right hand side.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB126610



Property Ref:
WSB126610 - 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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