

**Churchfield Road, Outwell Wisbech PE14 8RL**

**Welcome to**

**Churchfield Road, Outwell Wisbech**

MORE THAN MEETS THE EYE! Having been heavily extended and much improved by the current owner, this established terraced house really does need to be viewed to appreciate all that is on offer! With four bedrooms and two reception rooms, the hub of the home is an impressive 17' kitchen which has been refitted and offers views over the generous rear garden. The property also benefits from bath and shower rooms, 16 Solar Panels with 6kw battery storage, Full Air Conditioning, multi-vehicle off-road parking as well as timber garage and timber workshop. Call now to arrange your viewing!

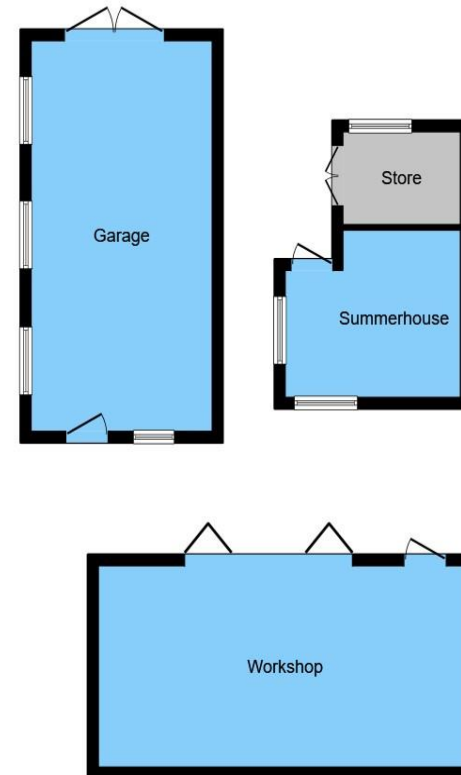




**Ground Floor**



**First Floor**



**Outbuilding**

## Entrance Hall

### Living Room

17' 8" x 13' 3" maximum ( 5.38m x 4.04m maximum )

### Dining Room

10' 9" x 12' 11" maximum ( 3.28m x 3.94m maximum )

### Kitchen

17' 2" x 14' 9" maximum ( 5.23m x 4.50m maximum )

### Downstairs Bedroom 4

11' 11" plus recess x 11' 8" ( 3.63m plus recess x 3.56m )

### En-Suite Shower Room

4' 10" x 8' ( 1.47m x 2.44m )

## First Floor Landing

### Bedroom One

10' 9" x 12' 11" excluding wardrobes ( 3.28m x 3.94m excluding wardrobes )

### Bedroom Two

9' 5" x 13' 2" ( 2.87m x 4.01m )

### Bedroom Three

7' 10" x 9' 7" ( 2.39m x 2.92m )

### Bathroom

6' 4" x 7' 4" ( 1.93m x 2.24m )

### Garage

22' 6" x 11' 3" ( 6.86m x 3.43m )

### Workshop 2

11' 7" x 23' 4" ( 3.53m x 7.11m )

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)

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## **Churchfield Road, Outwell Wisbech**

- Established terraced house
- Extended and much improved
- Four bedrooms
- Two reception rooms
- Timber Garage and Workshop

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

offers in excess of

**£260,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WSB127057 - 0009

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