





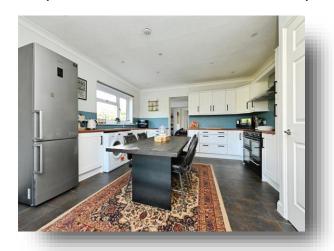




Welcome to

Cottons Head, Outwell Wisbech

Situated in the charming and well-connected village of Outwell, this beautifully presented 3-bedroom semi-detached home offers a perfect balance of peaceful village living and easy access to nearby towns and transport links. Just a short drive from both Wisbech and Downham Market, the property benefits from local shops, a friendly community, and quick rail connections to Cambridge and London from Downham's mainline station. Inside, the home features a bright and welcoming living room, flowing into a stylish kitchen/dining room with patio doors opening out onto the generous rear garden-perfect for entertaining or enjoying the outdoors. A modern downstairs bathroom adds everyday convenience, while upstairs, there are three well-proportioned bedrooms. Outside, the property boasts a well-maintained rear garden with a spacious patio area, ideal for outdoor dining or relaxing. To the front, there's a lawned area, a gravelled driveway with ample off-road parking, and even an electric vehicle charging point-a real bonus for eco-conscious buyers. This home is a fantastic opportunity for families, first-time buyers or commuters looking to enjoy the best of both countryside charm and commuter convenience. On the first floor you have field views from 3 sides of the property, not to forget it's also walking distance to the village (10mins max) and lots of dog walks from the doorstep.















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

Entrance Hall

Lounge

12' 4" x 23' 2" (3.76m x 7.06m)

Kitchen/Diner

15' 1" x 18' 8" (4.60m x 5.69m)

Bedroom 1

12' 3" x 11' (3.73m x 3.35m)

Bedroom 2

8' 5" x 11' 9" (2.57m x 3.58m)

Bedroom 3

6' 6" x 8' 8" (1.98m x 2.64m)

Family Bathroom

Welcome to

Cottons Head, Outwell Wisbech

- 3-bedroom semi-detached house in Outwell village
- Modern kitchen/diner with patio doors to rear garden
- Spacious lounge & downstairs bathroom
- Well-proportioned rear garden with patio area
- · Gravelled driveway with ample parking
- Quiet village location with local amenities
- Short drive to Downham Market rail station
- EV charging point

Tenure: Freehold EPC Rating: E

Council Tax Band: A

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Continue out of town to the village of Outwell. After Bloom & Wake's garage on your left hand side, at the mini roundabout turn right. Follow the road round to the left into Isle Road and continue along to the village of Upwell. Turn right into Pius Drove and continue to the bottom. Bear round to the right and continue along turning right onto Cottons Head where the property will be found on your left hand side.

£225,000









Please note the marker reflects the postcode not the actual property

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Property Ref: WSB127028 - 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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