



Wisbech Road, Outwell Wisbech PE14 8PG

Welcome to

Wisbech Road, Outwell Wisbech

Located on Wisbech Road, Outwell, this 2-bedroom end-of-terrace home presents a fantastic opportunity for buyers seeking a renovation project with huge potential. With work already started, this unfinished refurbishment gives you the perfect chance to complete and style it to your own taste. The property features a spacious ground floor layout including a lounge, kitchen, and downstairs bathroom. Upstairs are two bedrooms and a second bathroom, offering flexibility for families or sharers. There's also additional space in the loft, ideal for storage. Outside, you'll find a private rear garden, plus the added bonus of extra land and an outbuilding. Set in the popular village of Outwell, with good local amenities and easy access to Wisbech and Downham Market, this home is ideal for investors, developers, or ambitious buyers looking to create a truly bespoke space. Viewings are highly recommended to see the potential on offer.





Lounge

11' 8" x 13' 7" (3.56m x 4.14m)

Dining Room

7' 9" x 11' 4" (2.36m x 3.45m)

Kitchen

13' x 11' (3.96m x 3.35m)

Utility Room

12' 5" x 6' 11" (3.78m x 2.11m)

Bedroom 1

13' 3" x 9' 3" (4.04m x 2.82m)

Bedroom 2

12' 2" x 9' 2" (3.71m x 2.79m)

loft room

12' 9" x 12' 6" (3.89m x 3.81m)

Outbuilding

Agents Note:

'There is a easement on the title, please enquire with the branch'.

'Waste from the property is served by Cesspit. Contact the branch for more details'

'Heating to the property is served by Oil and Open Fire. Please contact the branch for more details'

'A right of way exists, please contact the branch for further details'

Important Agents Note:

There is further information available about this property and outbuilding. Please contact the branch prior to viewing so we can discuss this with you.

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

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- 2-bedroom end-of-terrace renovation project
- Downstairs and upstairs bathrooms
- Additional loft space
- Private rear garden
- Additional land included
- Great location close to Wisbech & Downham Market

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£240,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127317



Property Ref:
WSB127317 - 0003

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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