



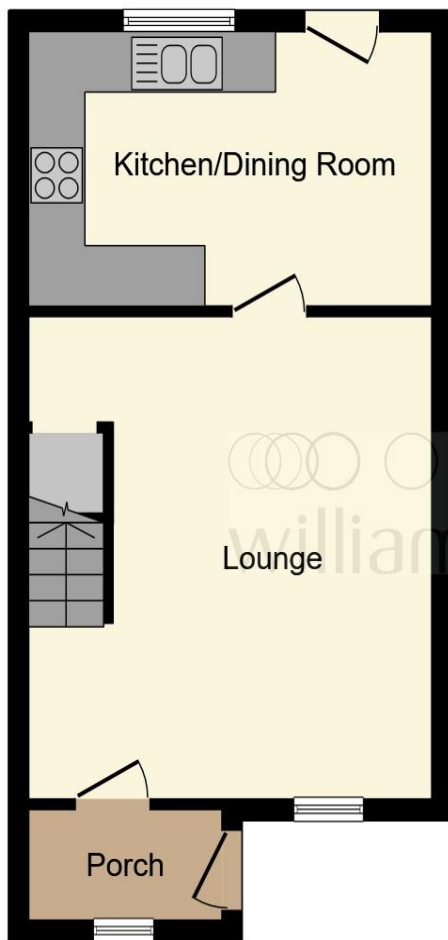
Isle Bridge Road, Outwell Wisbech PE14 8RB

Welcome to

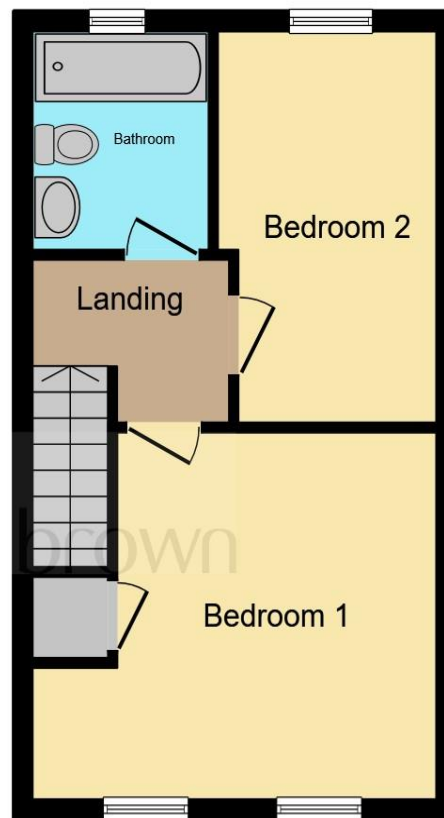
Isle Bridge Road, Outwell Wisbech

Set in a peaceful position on Isle Bridge Road, Upwell, this beautifully presented 2-bedroom semi-detached home offers a wonderful mix of countryside charm and modern living. Backing onto open fields, the property enjoys a lovely rear garden with lawn and raised decking - the perfect spot to relax and take in the views. Inside, the home is in excellent condition throughout. The ground floor comprises a welcoming porch, a cosy lounge, and a spacious kitchen/diner ideal for family meals or entertaining guests. Upstairs, there are two well-proportioned bedrooms and a modern family bathroom. The front of the property offers ample off-road parking via a gravelled driveway leading to a single garage. Other features include double glazing throughout and a modern electric digital central heating system. Located in the desirable village of Upwell, you'll find a range of local amenities including shops, pubs, and takeaways nearby. Excellent road connections via the A1101 and A47, and just a short drive from Downham Market train station offering direct routes to Cambridge and London. This is an ideal purchase for first-time buyers, downsizers, or those seeking a move-in ready home with scenic views. Book your viewing today!





Ground Floor



First Floor

Lounge

15' 5" x 14' 1" (4.70m x 4.29m)

Kitchen/Diner

14' 1" x 8' 10" (4.29m x 2.69m)

Bedroom 1

14' x 11' 6" (4.27m x 3.51m)

Bedroom 2

12' 8" x 7' 7" (3.86m x 2.31m)

Family Bathroom

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

Isle Bridge Road, Outwell Wisbech

- 2 bedroom semi-detached home
- Quiet, sought-after village location
- Spacious kitchen/diner and cosy lounge
- Off-road parking and single garage
- Modern electric digital central heating
- Great road links to Wisbech, Downham & Cambridge

Tenure: Freehold EPC Rating: E

Council Tax Band: A

£180,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127500



Property Ref:
WSB127500 - 0005

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.

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.



william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk