



**Rectory Road, Outwell PE14 8RD**

## ***Welcome to***

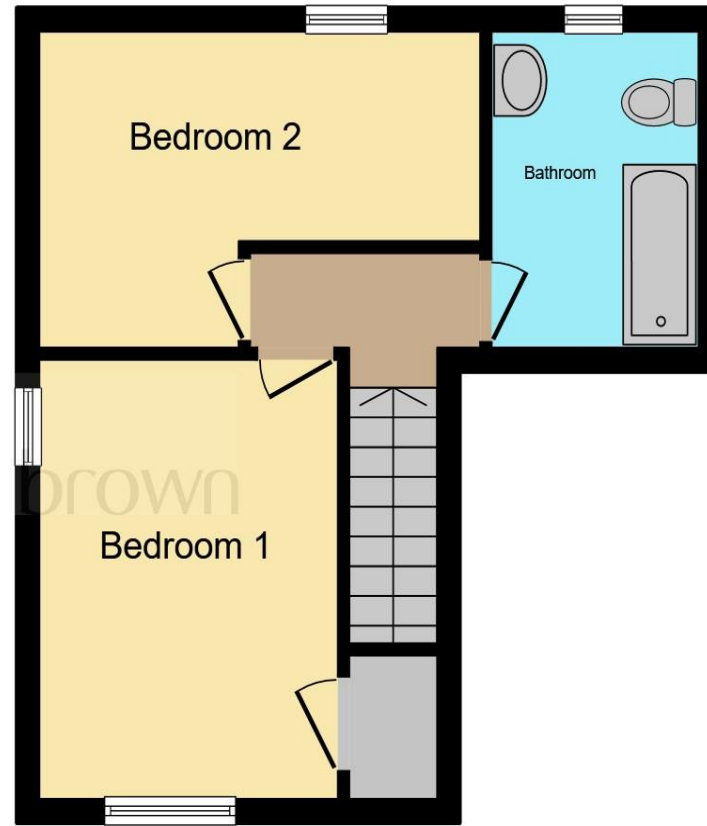
### **Rectory Road, Outwell**

CALLING ALL FIRST-TIME BUYERS OR INVESTORS! Situated overlooking the picturesque Well Creek River, this established mid terraced house would be an ideal first home or addition to your portfolio! With two double bedrooms and a fitted 20' kitchen/dining room, the property also benefits from a refitted bathroom, a downstairs cloakroom, allocated parking and an enclosed rear garden, all with the benefit of no onward chain!





**Ground Floor**



**First Floor**

**Lounge**

11' 10" x 12' max ( 3.61m x 3.66m max )

**Kitchen**

8' 1" x 20' 1" max ( 2.46m x 6.12m max )

**Ds Wc**

4' 4" x 3' 5" ( 1.32m x 1.04m )

**First Floor Landing**

**Bedroom One**

12' 2" x 8' 11" exc. wardrobes ( 3.71m x 2.72m exc. wardrobes )

**Bedroom Two**

8' 9" max x 13' 1" max ( 2.67m max x 3.99m max )

**Bathroom**

8' 9" x 6' 2" ( 2.67m x 1.88m )

**Outside**

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)



## Welcome to

### Rectory Road, Outwell

- Established mid terraced house
- Two double bedrooms
- Fitted kitchen and bathroom
- Views over the river
- No onward chain

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £120,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB127444](https://williamhbrown.co.uk/Property/WSB127444)



Property Ref:  
WSB127444 - 0003

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