



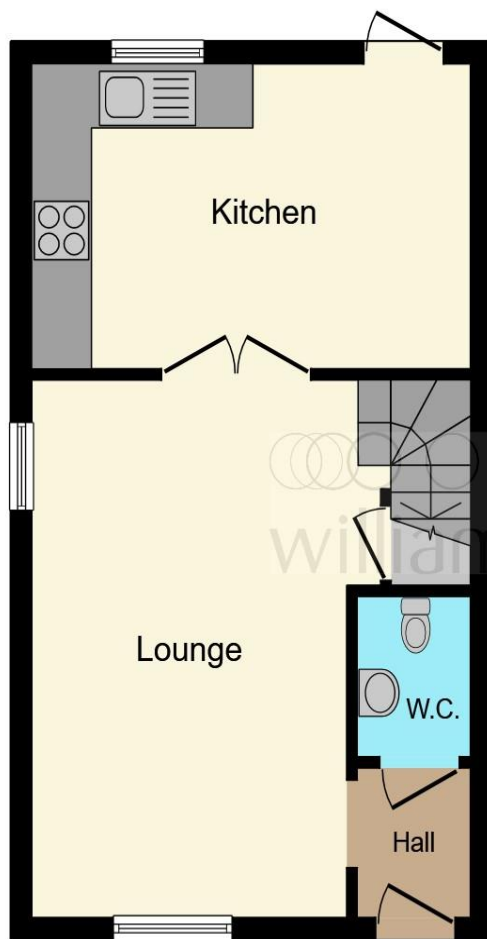
Mulberry Lea, Upwell Wisbech PE14 9AG

Welcome to

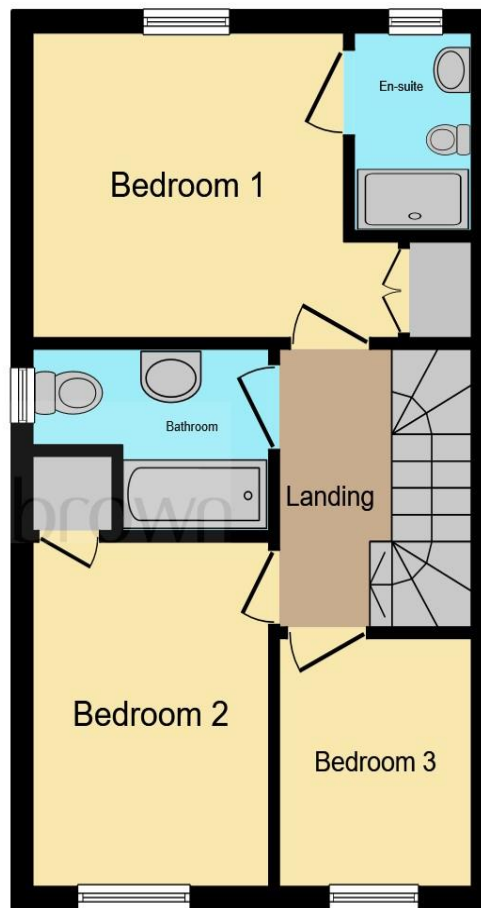
Mulberry Lea, Upwell Wisbech

Tucked away in a quiet cul-de-sac in sought-after Mulberry Lea, this modern three-bedroom end-terraced home offers contemporary living, energy efficiency and the ease of no onward chain - ideal for families, first-time buyers or downsizers seeking a move-in-ready home. Inside, the property is smartly presented and well-proportioned throughout. The bright 16' lounge provides a welcoming space to relax, while the refitted kitchen/dining room is perfect for family meals or entertaining. A convenient downstairs cloakroom completes the ground floor layout. Upstairs, there are three comfortable bedrooms, including a spacious master with its own en-suite shower room. A modern family bathroom serves the remaining two bedrooms. Designed for modern energy-conscious living, the home features PVCu double glazing and an air source heat pump heating system, keeping running costs efficient year-round. Outside, there's off-road parking and a single garage, while the cul-de-sac setting ensures peace and privacy - all within easy reach of local amenities, schools, and commuter links. A superbly located, low-maintenance home with space, style and sustainability at its heart.





Ground Floor



First Floor

Entrance Hall

Downstairs Cloakroom

4' 7" x 3' 9" (1.40m x 1.14m)

Lounge

16' x 11' 7" maximum (4.88m x 3.53m maximum)

Kitchen/Dining Room

10' x 14' 4" (3.05m x 4.37m)

First Floor Landing

Master Bedroom

9' 4" x 10' 2" minimum (2.84m x 3.10m minimum)

En-Suite

6' 6" x 3' 10" (1.98m x 1.17m)

Bedroom Two

10' 6" excluding wardrobes x 7' 9" (3.20m excluding wardrobes x 2.36m)

Bedroom Three

7' 10" x 6' 4" (2.39m x 1.93m)

Family Bathroom

5' 7" x 7' 9" maximum (1.70m x 2.36m maximum)

Garage

Agents Note:

'Heating to the property is served by Air Source Heat Pump. Please contact the branch for more details'

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

Mulberry Lea, Upwell Wisbech

- Modern end terraced house
- Three bedrooms with en-suite to master
- Air source pump heating system
- Cul de sac location
- No onward chain

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

£200,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127460



Property Ref:
WSB127460 - 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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