



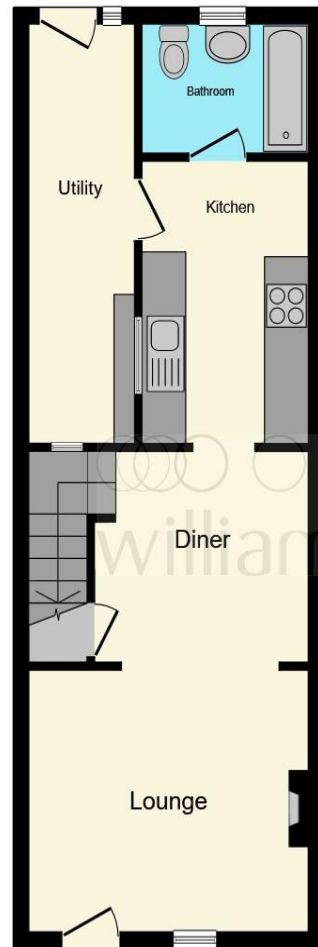
Dovecote Road, Upwell, Wisbech PE14 9HB

Welcome to

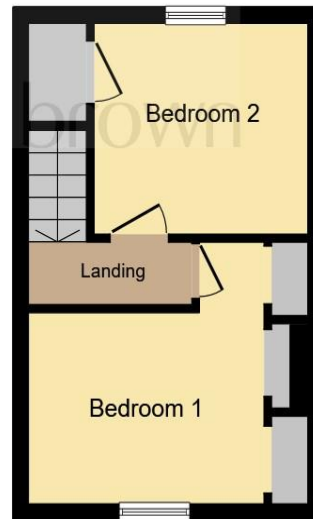
Dovecote Road, Upwell Wisbech

Set in a non-estate location just a short distance from the village amenities, this established two double bedroom mid-terraced home on Dovecote Road offers generous proportions, modern upgrades, and excellent practicality - all with the benefit of no onward chain. At the heart of the home is a superb 20' lounge/dining room, a bright and flexible space ideal for relaxing, dining, or entertaining. The property has been updated with a refitted kitchen and a stylish refitted bathroom, blending contemporary finishes with everyday function. A separate utility room adds valuable storage and laundry space, while PVCu double glazing provides energy efficiency and year-round comfort. Upstairs, both bedrooms are well-sized doubles, making this an excellent choice for couples, small families, or investors alike. Outside, you'll find off-road parking to the rear - a rare bonus in this location. Well-presented and well-proportioned, this smart terraced home combines lifestyle appeal with long-term value in a convenient, well-established setting.





Ground Floor



First Floor

Lounge/Dining Room

20' 8" x 12' maximum (6.30m x 3.66m maximum)

Kitchen

11' 8" x 7' 4" (3.56m x 2.24m)

Utility Room

17' 6" x 4' 9" (5.33m x 1.45m)

Ground Floor Bathroom

5' 5" x 7' 4" (1.65m x 2.24m)

First Floor Landing

Bedroom One

8' 4" plus door recess x 11' 5" maximum (2.54m plus door recess x 3.48m maximum)

Bedroom Two

8' 9" x 9' 2" (2.67m x 2.79m)

Agents Note:

'There is an easement on the title, please enquire with the branch' - Shared drive to the rear.

'Heating to the property is served by electric. 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

Dovecote Road, Upwell Wisbech

- Established mid terraced house
- Two double bedrooms
- Refitted kitchen and bathroom
- Off-road parking
- No onward chain

Tenure: Freehold EPC Rating: D
Council Tax Band: A

Directions to this property:

From Wisbech Freedom Bridge roundabout take the A1101 signposted Downham Market. Proceed to the A47 roundabout and continue straight over following the road to Outwell. Upon entering the village take note of Bloom & Wake's Garage on your left hand side and turn right at the mini roundabout. Turn immediately left into Isle Road and proceed through the village into Upwell. At the last bridge turn left over the bridge and then right into School Road. Follow the road along into Dovecote Road where the property will be found on your left hand side. Look out for our board.

£150,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB126411



Property Ref:
WSB126411 - 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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