



Wisbech Road, Outwell, Wisbech, PE14 8PF

Welcome to

Wisbech Road, Outwell, Wisbech

This impressive four-bedroom end of terrace character property has been recently refurbished to a high standard and is ready for its new owner. Blending modern comforts with classic charm, the home is perfect for families seeking both style and space. A private side road provides access to the rear of the property, where you'll find ample off-road parking on a gravel driveway and a laid-to-lawn garden. The plot also includes a detached garage, currently used as a games room, offering excellent versatility. Inside, the home features a large wrap-around kitchen finished to a high standard and a generous living room with a cosy log burner, creating a warm and welcoming atmosphere. Upstairs, there are four well-proportioned bedrooms alongside a modern family bathroom all finished to an exceptional standard. Adding to its appeal, the property benefits from air source heating and solar panels, enhancing both efficiency and sustainability. Set in a popular location, this property truly must be viewed to be appreciated.





Ground Floor



First Floor



Outbuilding

Lounge

28' 2" max x 12' 4" max (8.59m max x 3.76m max)

Kitchen

16' 11" x 11' 9" (5.16m x 3.58m)

Bedroom 1

12' 6" max x 9' 6" min (3.81m max x 2.90m min)

Bedroom 2

9' 5" x 8' 2" (2.87m x 2.49m)

Bedroom 3

8' 9" max x 12' 5" (2.67m max x 3.78m)

Bedroom 4

9' 1" x 6' (2.77m x 1.83m)

Family Bathroom

Single Garage

Agents Note:

'Heating to the property is served by Air Source/Solar Panels/Electric. Please contact the branch for more details'

'There is a easement on the title, please enquire with the branch'. - Shared Access to driveway

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

Wisbech Road, Outwell, Wisbech

- 4-Bedroom End of Terrace Character Home
- Ample Parking
- Detached Garage/Games Room
- Four bedrooms and a modern bathroom
- Air source heating and solar panels
- Popular Location
- Move In Ready!

Tenure: Freehold EPC Rating: F

Council Tax Band: B

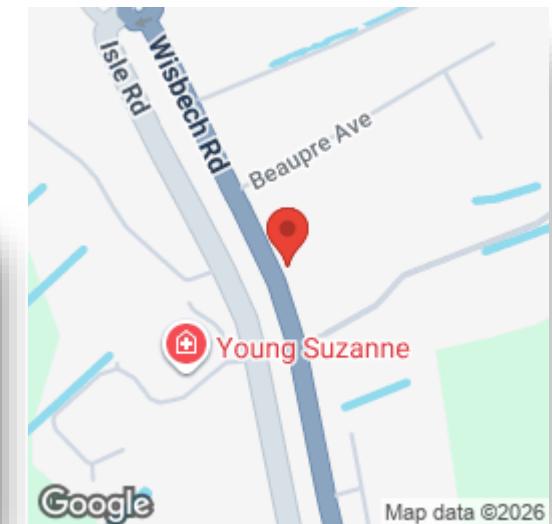
£270,000



view this property online williamhbrown.co.uk/Property/WSB127767

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Continue out of the town along this road to the village of Outwell. At the mini roundabout continue straight on where the property will be found on your left hand side.



Please note the marker reflects the postcode not the actual property



Property Ref:
WSB127767 - 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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