



South Brink, Wisbech PE13 1JQ

Welcome to

South Brink, Wisbech

Enjoying an enviable town centre position with views over the River Nene, this beautifully refurbished Grade II Listed maisonette blends period character with contemporary living and the benefit of no onward chain. The accommodation offers three double bedrooms alongside a stylish refitted open plan lounge/kitchen, creating a bright and sociable living space ideal for modern lifestyles. A superb refitted four-piece bathroom completes the interior, finished with quality fittings that complement the home's historic charm. Original features synonymous with its listed status combine effortlessly with modern updates, delivering a home that feels both characterful and move-in ready. Positioned just moments from local shops, cafés and amenities, this property offers the rare opportunity to enjoy waterside living right in the heart of town. An exceptional home for buyers seeking individuality, convenience and heritage appeal.



FLOOR PLAN COMING SOON!

Entrance Hall

First Floor Landing

Lounge/Kitchen

18' 5" maximum x 21' maximum (5.61m maximum x 6.40m maximum)

Bathroom

7' 10" x 13' 1" maximum (2.39m x 3.99m maximum)

Second Floor Landing

Bedroom One

10' 11" plus recess x 12' 11" (3.33m plus recess x 3.94m)

Bedroom Two

11' 3" plus door recess x 11' 6" maximum (3.43m plus door recess x 3.51m maximum)

Bedroom Three

11' 9" x 9' 1" minimum (3.58m x 2.77m minimum)

Welcome to

South Brink, Wisbech

- Grade II Listed Maisonette
- Three double bedrooms
- Fully refurbished throughout
- Central location with river views
- No onward chain

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£140,000



view this property online williamhbrown.co.uk/Property/WSB128082



Property Ref:
WSB128082 - 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.

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.

Directions to this property:

From Wisbech Freedom Bridge roundabout take the former A47 Nene Quay signposted Peterborough to the first set of traffic lights. Continue straight on to South Brink where the property is on the left hand side.



Please note the marker reflects the postcode not the actual property



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