

NEW HOME

Plot 4, Basin Road, Outwell

£255,000



A RARE FIND! A brand new house that is situated in the sought after village of Outwell. There are 3 bedrooms, master en-suite, lounge, kitchen/diner and utility room. Air source heating, uPVC double glazing, parking and a garage. Only one available so don't miss out!

The floor plan shows a house with the following rooms and features:

- KITCHEN:** Contains a large dining table with six chairs. A box labeled "BOX 100" is located near the stairs.
- UTILITY:** Located adjacent to the kitchen, containing a boiler and a box labeled "BOX 100".
- WC:** Contains a toilet and a box labeled "BOX 100".
- HALL:** Features a staircase and a box labeled "BOX 100". A "Level threshold" is marked near the entrance.
- LOUNGE:** A large open area containing a "Wood burner". A box labeled "BOX 100" is positioned near the kitchen, and another labeled "BOX 100" is near the wood burner.

Additional labels include "BOX 100" near the utility room, "BOX 100" near the WC, and "BOX 100" near the hall.

Floor plan of the second floor. The layout includes three bedrooms: BED 1 (bottom right), BED 2 (top right), and BED 3 (top left). A central hallway provides access to each bedroom and a bathroom (BATH) located at the bottom left. The bathroom features a bathtub, toilet, and sink. An ensuite (ENS.) is attached to BED 1, containing a toilet and sink. A staircase is located on the left side of the plan, near BED 3. The plan also shows a central closet area and various doorways and windows.

Family Bathroom



Rear Elevation

BRAND NEW HOUSE IN OUTWELL! This is a rare opportunity to purchase a brand new detached house in the sought after village of Outwell. The property is under construction and due for completion in 2017. The accommodation includes a lounge, fully fitted kitchen with appliances, utility room, three bedrooms with an en-suite shower room to the master and a separate family bathroom.

Outside, the property is situated on a nice sized plot with a drive, turning area and single linked garage. There will be uPVC double glazing, air source heating with underfloor heating to the ground floor and insulation to current building regulations.

HELP TO BUY AVAILABLE!

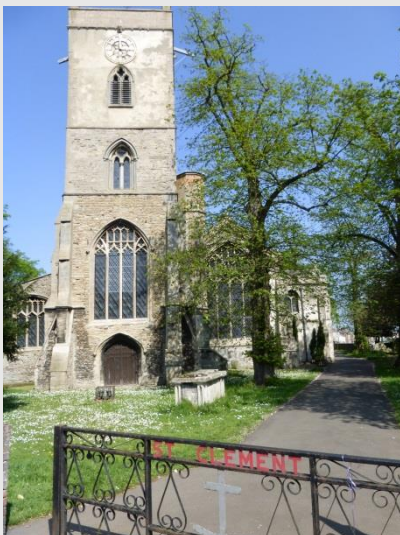
Welcome to Basin Road, Outwell

- Brand new detached house
- 3 double bedrooms
- Lounge, kitchen/diner and utility room
- Garage and parking
- HELP TO BUY AVAILABLE

Tenure: Freehold EPC Rating: Awaited

DIRECTIONS

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Continue out of town to the village of Outwell. After Bloom & Wake's garage on your left hand side, at the mini roundabout turn right. Turn immediately right into Basin Road and continue along where the property will be found on your left hand side. Look for our board. POSTCODE FOR SAT NAV: PE14 8TQ



St Clement's Church, Outwell



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB114703

see all our properties on zoopla.co.uk | rightmove.co.uk | williamhbrown.co.uk

 **william h brown**

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, Home Report or, under former legislation a Home Information Pack (HIP), is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a HIP or 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.

Property Ref:
WSB114703 - 0004



01945 464451



wisbech@sequencehome.co.uk



20 High Street, WISBECH,
Cambridgeshire, PE13 1DE



williamhbrown.co.uk