



West Drove North, Walton Highway Wisbech PE14 7DP

Welcome to

West Drove North, Walton Highway Wisbech

Set on a generous plot approaching 3/4 an acre (STMS), this semi-detached three-bedroom home is packed with potential and ideal for those seeking space and countryside charm. The ground floor offers a 22ft lounge, a fitted kitchen, utility room, and a bathroom, while upstairs you'll find three bedrooms with ample natural light. A lean-to provides useful additional space for storage or future conversion. Outside, the rear garden begins with a patio area, with the remaining space offering scope for landscaping. Beyond lies a paddock with a stable-perfect for hobby farming, animals, or outdoor enthusiasts. Positioned in the sought-after village of Walton Highway, local amenities include pubs, convenience shops, butchers, a farm shop and restaurant, schools, nursery, and a play park. Regular bus routes connect you to Wisbech, King's Lynn, and Peterborough. No onward chain-this is a rare opportunity to secure a semi-rural property with space to grow. Early viewing highly recommended!





Ground Floor



First Floor

Lounge

15' 4" max x 11' 9" (4.67m max x 3.58m)

Dining Room

15' 4" x 9' 10" (4.67m x 3.00m)

Kitchen

7' 6" x 12' 6" (2.29m x 3.81m)

Bedroom One

9' 10" x 12' 6" (3.00m x 3.81m)

Bedroom Two

6' 10" x 11' 8" (2.08m x 3.56m)

Bedroom Three

8' 8" x 7' 4" (2.64m x 2.24m)

Bathroom

Outside

Agents Notes:

'Waste from the property is served by Cesspit. Contact the branch for more details'

'Heating to the property is served by LPG. Please contact the branch for more details'

Agents Notes:

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

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

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West Drove North, Walton Highway Wisbech

- Approx. 3/4 acre total plot (STMS)
- Three-bedroom semi-detached home
- Spacious 22ft lounge
- Lean-to, utility room & ground floor bathroom
- Enclosed rear garden and paddock with stable
- Located in Walton Highway with local amenities nearby
- No onward chain - great potential!

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

£250,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB126207



Property Ref:
WSB126207 - 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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william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk