

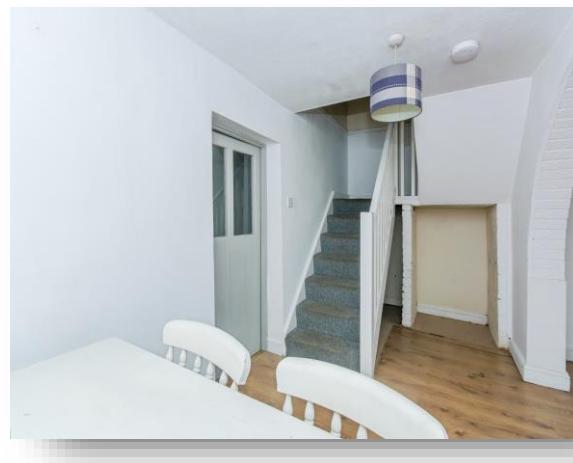


**School Road, Upwell, Wisbech, PE14 9EW**

## Welcome to

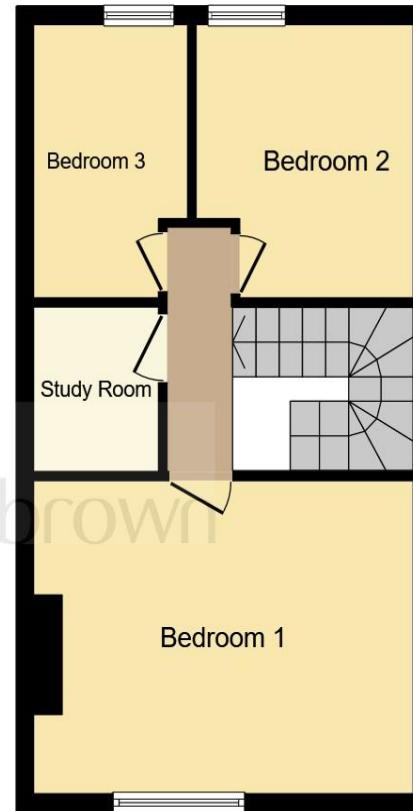
### School Road, Upwell, Wisbech

Set in a charming waterside position with views across the picturesque Well Creek river, this established three-bedroom semi-detached home on School Road offers space, character, and exciting potential - all with the added benefit of no onward chain. Inside, the layout is both versatile and inviting, with two separate reception areas providing space to relax, dine or entertain. The kitchen is complemented by a useful utility room, keeping the living space clear and practical. A first-floor study provides valuable extra space - ideal for home working or hobbies - and offers potential for an upstairs bathroom conversion, subject to planning and configuration. Upstairs, three well-proportioned bedrooms enjoy natural light and elevated views over the surrounding village and creek. The property presents a fantastic opportunity to personalise and enhance, whether you're seeking a family home, peaceful retreat, or investment with long-term potential.





**Ground Floor**



**First Floor**

**Lounge**

11' 9" x 12' 9" maximum ( 3.58m x 3.89m maximum )

**Dining Area**

6' 7" x 15' 5" maximum ( 2.01m x 4.70m maximum )

**Kitchen**

12' 4" x 9' 11" maximum ( 3.76m x 3.02m maximum )

**Utility Room**

6' 7" x 8' 10" maximum ( 2.01m x 2.69m maximum )

**Downstairs Bathroom**

8' 1" maximum x 5' 7" ( 2.46m maximum x 1.70m )

**Separate Wc**

2' 10" x 4' 11" ( 0.86m x 1.50m )

**First Floor Landing**

**Bedroom One**

11' 9" x 13' 3" maximum ( 3.58m x 4.04m maximum )

**Bedroom Two**

9' 11" x 8' 8" maximum ( 3.02m x 2.64m maximum )

**Bedroom Three**

9' 5" x 5' 1" ( 1.96m x 1.55m )

**Study/Box Room**

6' 5" x 5' 1" ( 1.96m x 1.55m )

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](http://www.focalagent.com)

# Welcome to School Road, Upwell Wisbech

- Established semi-detached house
- Three bedrooms
- Two reception areas
- Views over the Well Creek river
- No onward chain

Tenure: Freehold EPC Rating: E

Council Tax Band: B

offers in excess of

**£160,000**



view this property online [williamhbrown.co.uk/Property/WSB127583](http://williamhbrown.co.uk/Property/WSB127583)

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.



Property Ref:  
WSB127583 - 0006

## Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Upon entering Outwell take note of Bloom & Wake's garage on your left hand side and at the mini roundabout turn right into Isle Road. Continue round into Outwell and follow the road through into Upwell. Continue along through the village of Upwell keeping the river on your left hand side and turn over the last bridge into School Road where the property is on the left hand side.



Please note the marker reflects the postcode not the actual property



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