



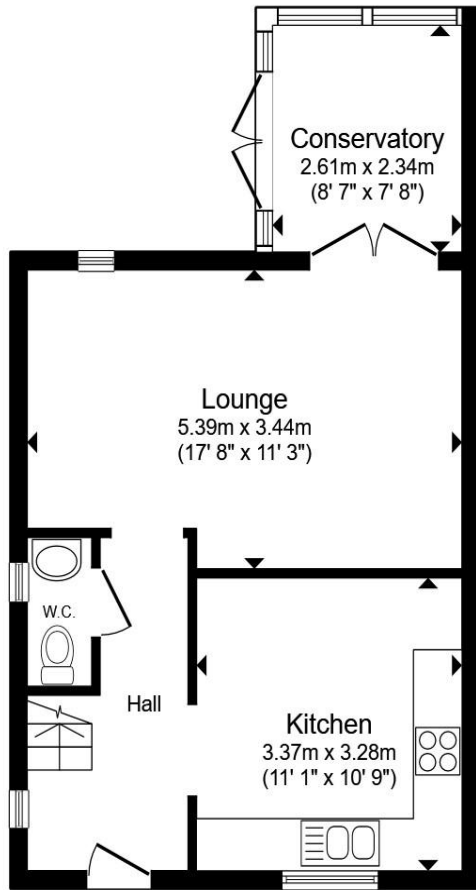
The Russets, Upwell WISBECH PE14 9AQ

welcome to

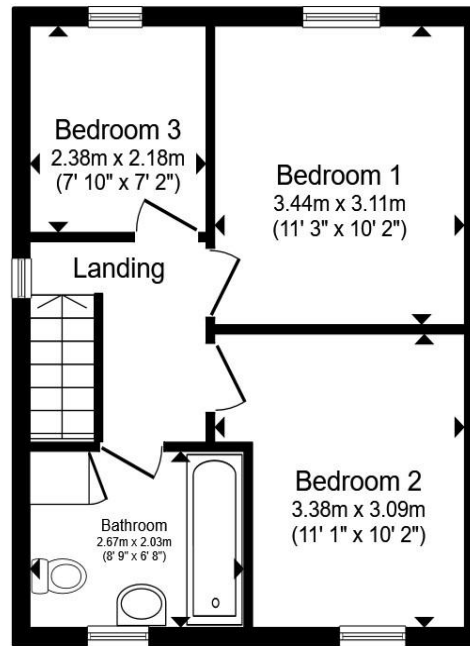
The Russets, Upwell WISBECH

Situated within a popular village and enjoying a pleasant cul de sac location, this modern semi-detached house offers well-proportioned accommodation ideal for families, first-time buyers or those looking to upsize.





Ground Floor



First Floor

- Entrance Hall**
- Downstairs Cloakroom**
- Kitchen**
- Lounge**
- Conservatory**
- First Floor Landing**
- Bedroom One**
- Bedroom Two**
- Bedroom Three**
- Bathroom**
- Garage**
- Agents Note:**

Total floor area 80.8 m² (870 sq.ft.) approx

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.propertybox.io



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The Russets, Upwell WISBECH

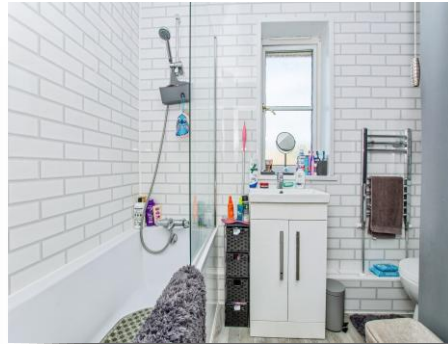
- Modern semi-detached house
- Three bedrooms
- Refitted bathroom
- Conservatory
- Garage and off-road parking

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

directions to this property:

From Wisbech Freedom Bridge roundabout take the A1101 signposted Downham Market. Proceed to the A47 roundabout, continue straight over and proceed out of Wisbech. Upon entering Outwell turn right at the mini roundabout, then immediately left into Isle Road. Proceed along into Upwell and turn right into Pius Drove signposted Fridaybridge. Continue along and turn left into The Russets. At the junction turn left and bear round to the right where the property is on the left hand side. Look out for our board!

£190,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128480



Property Ref:
WSB128480 - 0002

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



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