



**Lode Avenue, Upwell, Wisbech, PE14 9BH**

## Welcome to

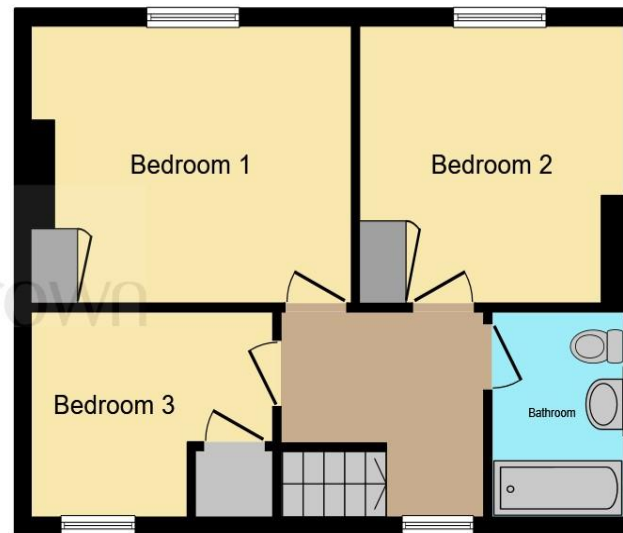
### Lode Avenue, Upwell, Wisbech

Set on a generous plot exceeding 0.25 acres (subject to survey), this established semi-detached home on Lode Avenue combines spacious family living with outstanding outdoor potential - all in a popular residential setting. Inside, the home is warm, welcoming and well-appointed. Two versatile reception rooms offer the ideal layout for both everyday living and entertaining, while the refitted kitchen blends modern style with practicality. A separate utility room and a downstairs shower room adds convenience, keeping day-to-day life running smoothly. Upstairs, three bedrooms offer excellent proportions, served by a modern bathroom - perfect for busy households or visiting guests. Outside, the home truly shines. The expansive plot offers space to extend (STPP), create the garden of your dreams, or simply enjoy the tranquillity of a mature setting. There's multi-vehicle off-road parking, a detached single garage, and all the space you could need for family life, hobbies, or outdoor entertaining. A rare opportunity to secure a sizeable plot in an established neighbourhood - with the space and scope to make it your own.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Dining Room**

10' 1" x 9' 8" ( 3.07m x 2.95m )

**Lounge**

10' 1" excluding bay x 15' 6" ( 3.07m excluding bay x 4.72m )

**Kitchen**

6' 11" x 18' 1" ( 2.11m x 5.51m )

**Rear Hallway**

**Utility Room**

4' 9" x 7' 8" ( 1.45m x 2.34m )

**Downstairs Shower Room**

4' 1" x 7' 5" ( 1.24m x 2.26m )

**First Floor Landing**

**Bedroom One**

10' 11" x 13' 6" ( 3.33m x 4.11m )

**Bedroom Two**

10' 11" x 11' 4" ( 3.33m x 3.45m )

**Bedroom Three**

7' 1" x 10' 2" ( 2.16m x 3.10m )

**Bathroom**

6' 11" x 5' 8" ( 2.11m x 1.73m )

**Garage**

**Agents Notes:**

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

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

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

### Lode Avenue, Upwell, Wisbech

- Established semi-detached house
- Three bedrooms and two reception rooms
- Bath and shower rooms
- Plot in excess of 0.25 acres (S.T.S.)
- Single garage and multi vehicle off-road parking

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

offers in the region of

# £260,000



### Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Proceed out of town and continue to the village of Outwell. At the mini roundabout turn right into Isle Road and continue along. Turn left over the first bridge and then immediately right into Lowside. At the "T" junction turn left into Small Lode, continue along and turn left into Lode Avenue where the property is on the right hand side.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB125067](http://williamhbrown.co.uk/Property/WSB125067)



Property Ref:  
WSB125067 - 0003

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william h brown



**01945 464451**



[Wisbech@williamhbrown.co.uk](mailto:Wisbech@williamhbrown.co.uk)



20 High Street, WISBECH, Cambridgeshire,  
PE13 1DE



[williamhbrown.co.uk](http://williamhbrown.co.uk)