



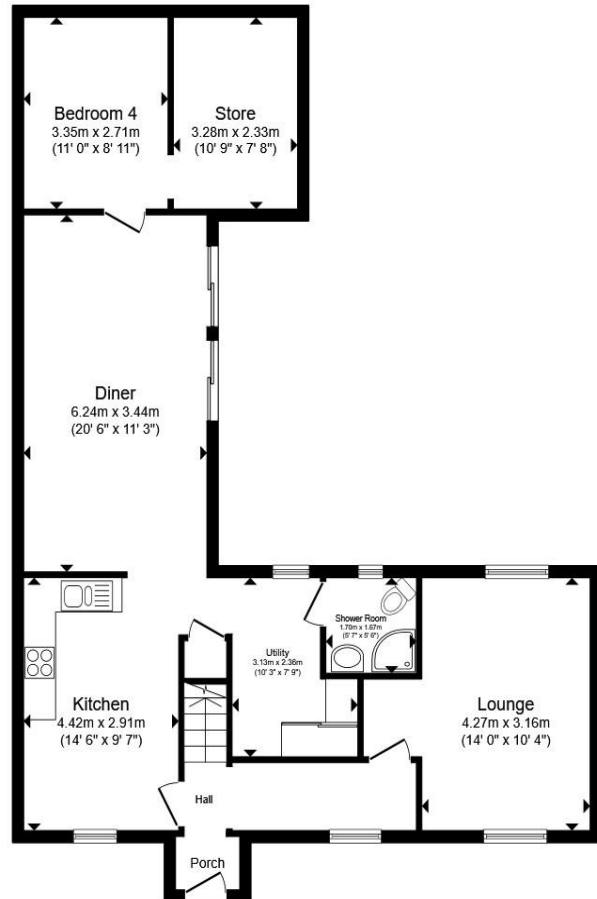
Isle Bridge Road, Outwell Wisbech PE14 8RB

Welcome to

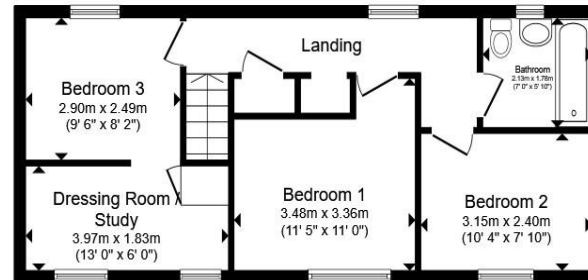
Isle Bridge Road, Outwell Wisbech

Situated in the popular village of Outwell, this spacious four-bedroom semi-detached home offers a fantastic opportunity for buyers looking to modernise and create a family home tailored to their own taste. With generous accommodation throughout and excellent potential, it is ideal as a renovation project or long-term family residence. The property benefits from off-road parking and an enclosed rear garden, providing private outdoor space with scope for further improvement. Inside, the ground floor comprises a welcoming living room, separate kitchen/diner, double bedroom, study, utility room and shower room, offering flexible living arrangements. Upstairs are three further double bedrooms, one featuring a large adjoining dressing room that could alternatively be used as a nursery, home office or hobby room. A family bathroom completes the first-floor accommodation. With substantial living space, versatile rooms and ample scope to add value, this property presents an exciting opportunity for those seeking a home they can truly make their own. Early viewing is highly recommended. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Total floor area 133.3 m² (1,435 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



Entrance Porch

Hallway

Lounge

Kitchen

Utility Room

Downstairs Shower Room

Dining Room

Bedroom Four

Store

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Dressing Room / Study

Bathroom

Agents Note:

'Heating to the property is served by Oil and Log Burner in Kitchen/Diner. Please contact the branch for more details'

Welcome to

Isle Bridge Road, Outwell Wisbech

- 4 Bed Semi Detached House
- 4 Double Bedrooms
- Enclosed Rear Garden
- Off Street Parking
- 2 Reception Rooms and Study
- Downstairs Shower Room and Upstairs Bathroom
- Village Location
- No Onward Chain- Ideal for Investors

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

offers in excess of

£210,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128918



Property Ref:
WSB128918 - 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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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