

Falcon House, Falcon Road,  
Wisbech, Cambs. PE13 1AU

**WISBECH**

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**BIRCHWOOD  
MILL ROAD  
WALPOLE HIGHWAY, PE14 7QW**

**THE PROPERTY:** CASH BUYERS ONLY! A BEAUTIFUL RURAL PLOT OF APPROXIMATELY A TOTAL OF 0.75 ACRE IN THIS SOUGHT AFTER NORFOLK VILLAGE \* IT COMPRISES OF A THREE BEDROOMED DETACHED HOUSE WHICH HAS STRUCTURAL ISSUES WITH POSSIBLE POTENTIAL FOR EITHER A REPAIR OR REBUILD PLUS A BUILDING PLOT ADJACENT TO AND WITHIN THE GROUNDS OF THE HOUSE, WITH FULL PLANNING CONSENT FOR A RESIDENTIAL DWELLING AS PER PLANNING APPROVAL 00529/F BOROUGH OF KINGS LYNN & WEST NORFOLK

**THE PRICE:** £299,995    **FREEHOLD**    **EPC BAND**

**REF.8967**

**SELLING? FREE, FREE, VALUATIONS!**



For your own peace of mind, always have an independent survey,  
and always test all systems and appliances!  
Items displayed in photographs may not necessarily be included.



**REF:8967 BIRCHWOOD MILL ROAD WALPOLE HIGHWAY.**

**COUNCIL TAX: BAND D FENLAND DISTRICT COUNCIL**

**HOW TO GET THERE:** From the Wisbech town centre roundabout take the exit signed West Walton/Walsoken. Follow the main road for about 2.4 miles and turn left at the roundabout, signed Walton Highway. Follow the main route for 2.3 then turn left into Mill Road BY THE SKATERS NOTICE BOARD. The property is on the right hand side after about 1.2 miles.

**THE ACCOMMODATION:** (Dimensions given are approximate only)

**ENTRANCE HALL:** With stairway off.

**LOUNGE:** 21' (max) x 12' 2" (max).

**DINING ROOM:** 15' 6" (max) x 12' (max).

**KITCHEN:** 13' 8" (max) x 10' 9" (max).

**LOBBY:**

**LARDER:** 9' (max) x 6' 7" (max)

**REAR LOBBY:** 17' 10" (max) x 6' 10" (max).

**UTILITY:**

**GROUND FLOOR SHOWER ROOM/W.C.:**

**FIRST FLOOR:**

**LANDING:**

**BATHROOM/W.C.:**

**BEDROOM NO 1:** 15' 7" (max) x 12' (max)

**BEDROOM NO 2:** 12' (max) x 12' (max).

**BEDROOM NO 3:** 10' 9" (max) x 7' 10" (max).

**OUTSIDE:**

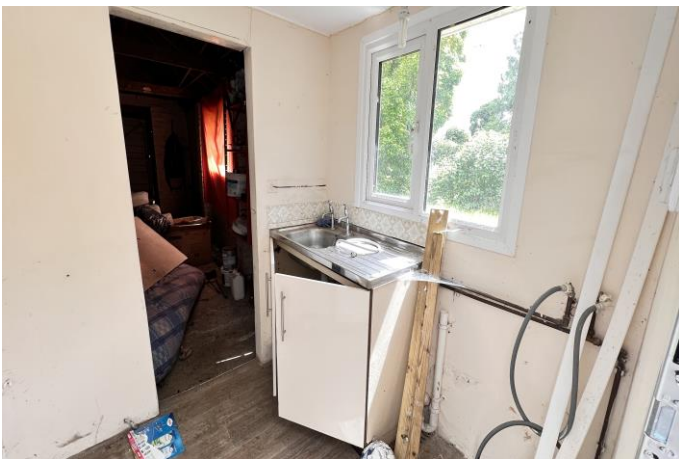
**GARAGE:** 16' 3" (max) x 12' 5" (max).

**BRICK BARN:**





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