



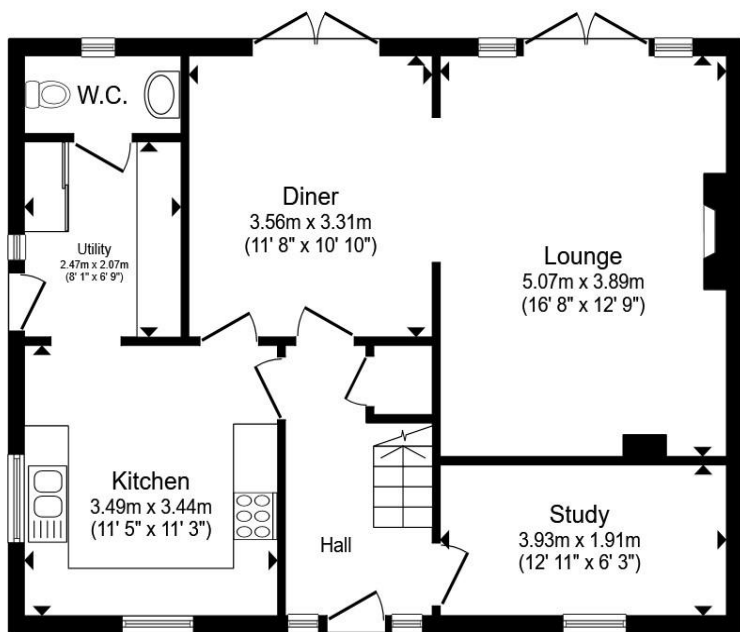
School Road, Upwell Wisbech PE14 9EW

Welcome to

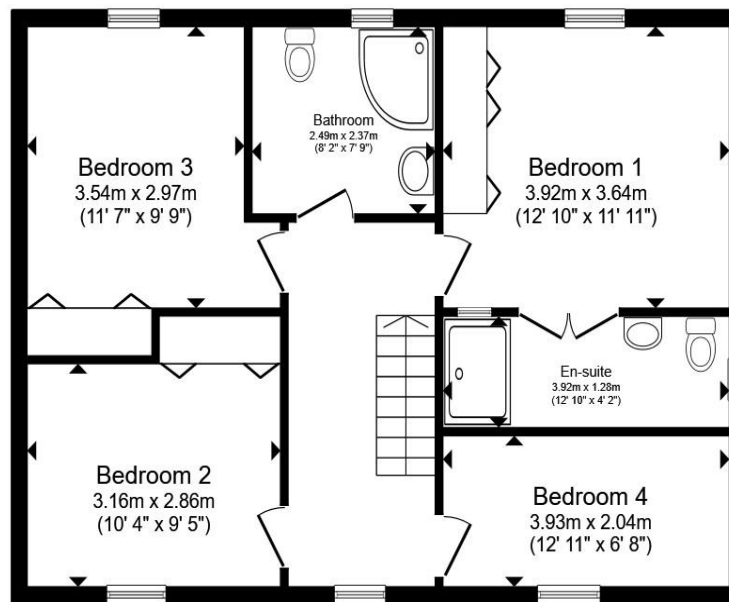
School Road, Upwell Wisbech

Situated in a desirable riverside location, this modern detached house offers spacious & versatile accommodation, together with the fantastic benefit of a private 60' mooring. Offered for sale with no onward chain, the property is ideal for those seeking a home with a waterside lifestyle. The accommodation comprises four bedrooms, including a master bedroom with en-suite facilities, a 16' lounge featuring a wood-burning stove set within an attractive Inglenook-style surround, & a separate dining room. A dedicated study provides valuable space for home working or quiet relaxation. Further benefits include a utility room and cloakrooms, adding practicality to the well-planned layout. Outside, the property boasts a detached oversized single garage, providing useful storage & parking facilities. The private 60' riverside mooring is a particularly appealing feature, offering an opportunity to enjoy life by the water. With its modern detached accommodation, versatile living space & exceptional riverside appeal, this property deserves early consideration. Viewing 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 134.9 m² (1,452 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 Hall

Study

Lounge

Dining Room

Kitchen

Utility Room

Downstairs Cloakroom

Galleried First Floor Landing

Master Bedroom

En-Suite Shower Room

Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom

Agents Note:

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

Agents Note:

'Heating to the property is served by Oil and Open Fire. Please contact the branch for more details'

Welcome to

School Road, Upwell Wisbech

- Modern detached house
- Four bedrooms with en-suite to master
- Riverside location with 60' mooring
- Three reception rooms
- No onward chain

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

£425,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB129232



Property Ref:
WSB129232 - 0003

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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