



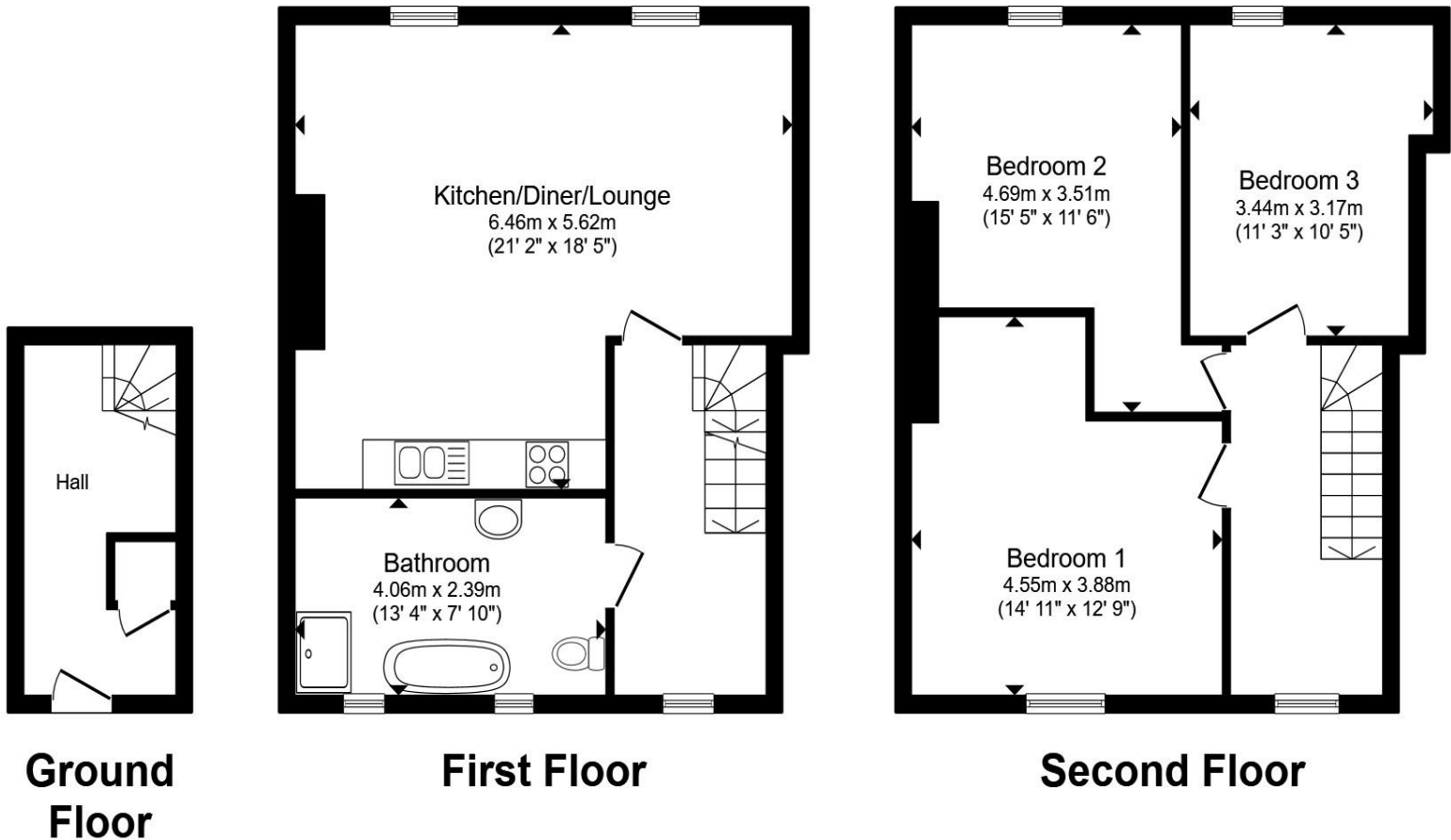
**South Brink, Wisbech, PE13 1JQ**

## Welcome to

### South Brink, Wisbech

Enjoying an enviable town centre position with views over the River Nene, this beautifully refurbished Grade II Listed maisonette blends period character with contemporary living and the benefit of no onward chain. The accommodation offers three double bedrooms alongside a stylish refitted open plan lounge/kitchen, creating a bright and sociable living space ideal for modern lifestyles. A superb refitted four-piece bathroom completes the interior, finished with quality fittings that complement the home's historic charm. Original features synonymous with its listed status combine effortlessly with modern updates, delivering a home that feels both characterful and move-in ready. Positioned just moments from local shops, cafés and amenities, this property offers the rare opportunity to enjoy waterside living right in the heart of town. An exceptional home for buyers seeking individuality, convenience and heritage appeal.





**Entrance Hall**

**First Floor Landing**

**Lounge/Kitchen**  
 18' 5" maximum x 21' maximum ( 5.61m maximum x 6.40m maximum )

**Bathroom**  
 7' 10" x 13' 1" maximum ( 2.39m x 3.99m maximum )

**Second Floor Landing**

**Bedroom One**  
 10' 11" plus recess x 12' 11" ( 3.33m plus recess x 3.94m )

**Bedroom Two**  
 11' 3" plus door recess x 11' 6" maximum ( 3.43m plus door recess x 3.51m maximum )

**Bedroom Three**  
 11' 9" x 9' 1" minimum ( 3.58m x 2.77m minimum )

Total floor area 110.7 m<sup>2</sup> (1,191 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



## Welcome to

### South Brink, Wisbech

- Grade II Listed Maisonette
- Three double bedrooms
- Fully refurbished throughout
- Central location with river views
- No onward chain

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £135,000



### Directions to this property:

From Wisbech Freedom Bridge roundabout take the former A47 Nene Quay signposted Peterborough to the first set of traffic lights. Continue straight on to South Brink where the property is on the left hand side.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB128082](http://williamhbrown.co.uk/Property/WSB128082)



Property Ref:  
WSB128082 - 0005

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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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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