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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**352 OUTWELL ROAD  
OUTWELL  
PE14 8PQ**

**THE PROPERTY:** A TRADITIONAL THREE BEDROOM DETACHED FEN FARM HOUSE SITUATED ON A GENEROUS PLOT APPROACHING  $\frac{1}{2}$  AN ACRE (subject to Survey) IN THE HIGHLY SOUGHT AFTER VILLAGE OF OUTWELL WITH ITS OWN SCHOOL SHOPS PUB \*MOSTLY DOUBLE GLAZED \*MULTI VEHICLE OFF ROAD PARKING \*PLEASE NOTE THAT THIS IS A PROPERTY FOR COMPLETE REFURBISHMENT & UPGRADING \*ENORMOUS POTENTIAL! \*CASH BUYER PREFERRED PLEASE! \*VIEW QUICKLY TO AVOID DISAPPOINTMENT!

**THE PRICE:** OIEO £250,000   **FREEHOLD**   **EPC BAND D**

**REF. 9029**

**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.



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**COUNCIL TAX:**

**BAND C KINGS LYNN & W.M. COUNCIL**

**HOW TO GET THERE:**

From the Wisbech office turn right onto the A1101 dual carriageway Downham Market Road. Follow the main road all the way to the A47 roundabout and proceed straight across. Continue to follow the road for several miles to the roundabout on the outskirts of Outwell. Take the first exit into Outwell Road and the property is the first property on the left hand side.

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

**LOUNGE:** 19'8" (max) x 12'9" (max)

**DINING ROOM:** 16'9" (max) x 10'9" (max)

**KITCHEN:** 16' (max) x 10'4" (max)

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

**UTILITY:** 9'2" (max) x 7'5" (max)

**REAR LOBBY:** 8'10" (max) x 7'2" (max)

**FIRST FLOOR:**

**LANDING:**

**BATHROOM/W.C.:**

**BEDROOM NO 1:** 13'2" (max) x 10'7" (max)

**BEDROOM NO 2:** 10'9" (max) x 9'6" (max)

**BEDROOM NO 3:** 7'11" (max) x 6'4" (max)

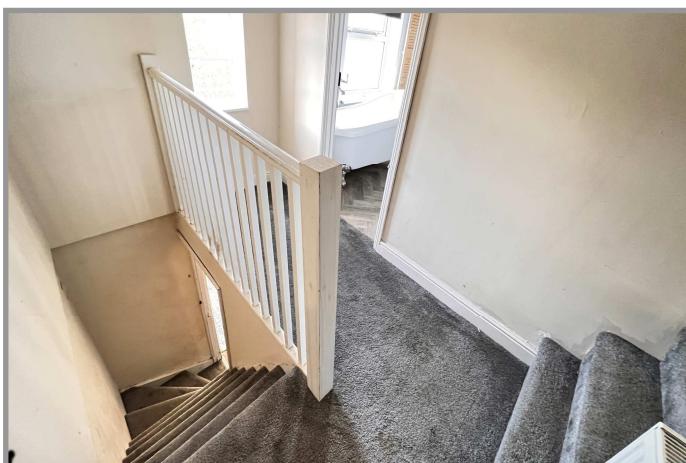
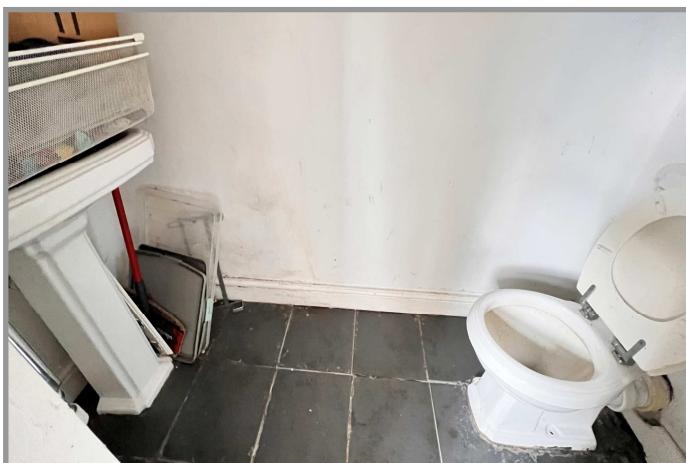
**OUTSIDE:** Derelict Barn

**GARDENS/LAND:** To front and side, with multi vehicle off road parking.

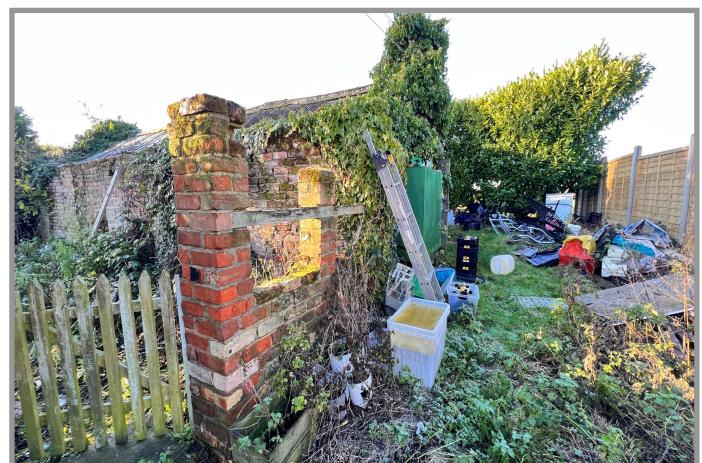
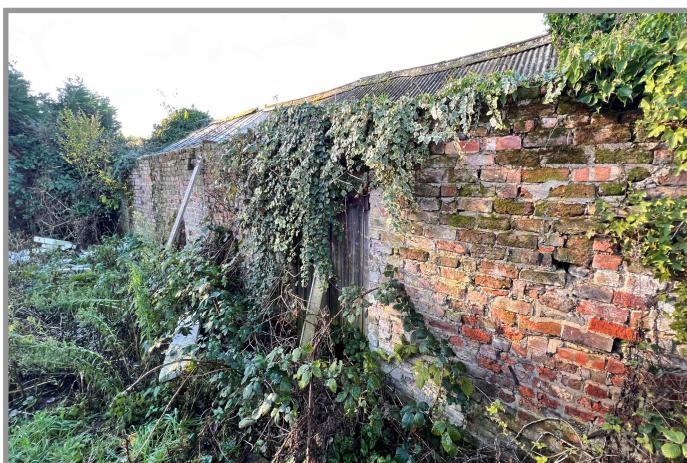
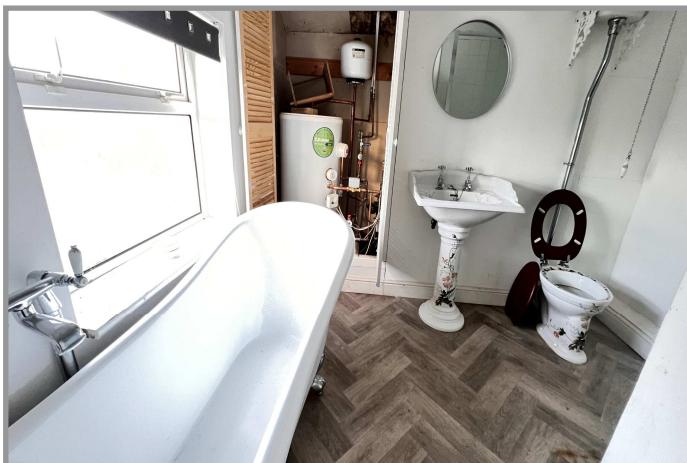
**N.B. PLEASE WEAR SUITABLE FOOT WEAR WHEN VIEWING THIS PROPERTY AND BE AWARE OF POTENTIAL TRIP HAZARDS.**



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