



Town Street, Upwell Wisbech PE14 9DF

Welcome to

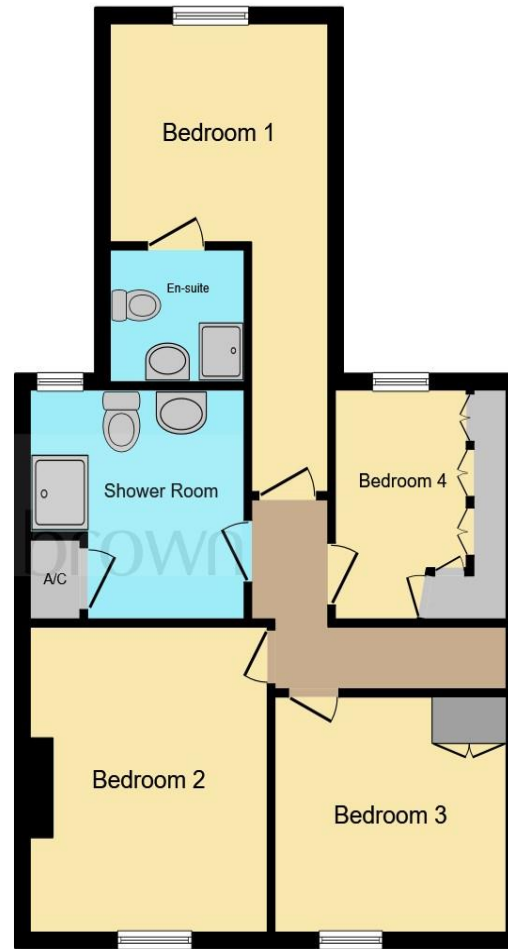
Town Street, Upwell Wisbech

LOCATION, LOCATION, LOCATION! Situated overlooking the picturesque Well Creek River, this established town house provides well-proportioned accommodation throughout and would make an ideal family home! With four bedrooms (the master having en-suite facilities) and three reception rooms, the property also benefits from a refitted kitchen, a refitted bathroom and a detached double garage with loft room over. The vendor advises that the property does benefit from Riparian rights to the river bank.





Ground Floor



First Floor

Entrance Hall

Lounge

12' 11" maximum x 17' 11" maximum (3.94m maximum x 5.46m maximum)

Snug

9' 7" x 9' 8" (2.92m x 2.95m)

Dining Room

9' 11" x 11' 6" (3.02m x 3.51m)

Inner Hallway

Utility/Cloakroom

5' 7" x 6' 4" (1.70m x 1.93m)

Kitchen

9' 3" x 9' 10" (2.82m x 3.00m)

First Floor Landing

Master Bedroom

11' 6" plus door recess x 10' 2" (3.51m plus door recess x 3.10m)

En-Suite Shower Room

Bedroom Two

13' 5" x 11' 4" maximum (4.09m x 3.45m maximum)

Bedroom Three

9' 11" x 10' 11" maximum (3.02m x 3.33m maximum)

Bedroom Four/Dressing Room

9' 11" x 6' 2" excluding wardrobes (3.02m x 1.88m excluding wardrobes)

Family Bathroom

9' 11" x 9' 8" (3.02m x 2.95m)

Double Garage

Loft Room

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.focalagent.com

Welcome to

Town Street, Upwell Wisbech

- Established Town house
- Four bedrooms with en-suite to master
- Three reception rooms
- Double garage with loft room over
- Riverside location

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

£270,000



Directions to this property:

From Wisbech Freedom Bridge roundabout take the A1101 signposted Downham Market. Proceed to the A47 roundabout and continue straight over following the road to Outwell. Upon entering Outwell take note of Bloom & Wake's Garage on your left hand side and turn right at the next mini roundabout into Isle Road. Follow the road round to the left continuing through into Upwell and onto Town Street where the property is on the right hand side.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB126101



Property Ref:
WSB126101 - 0008

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



william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk