



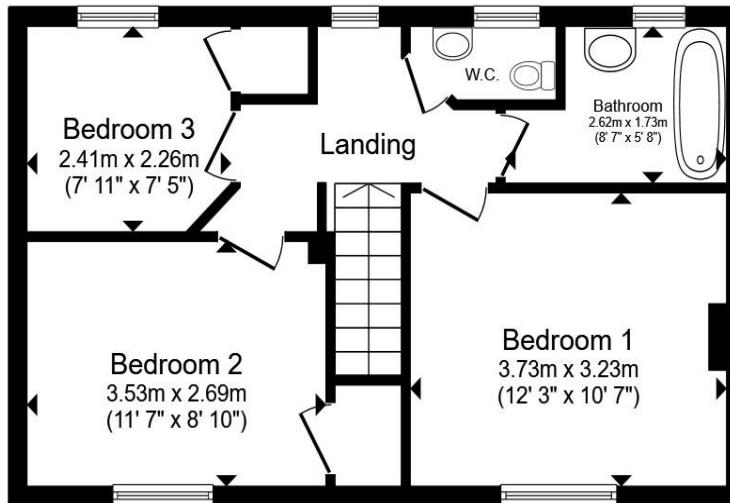
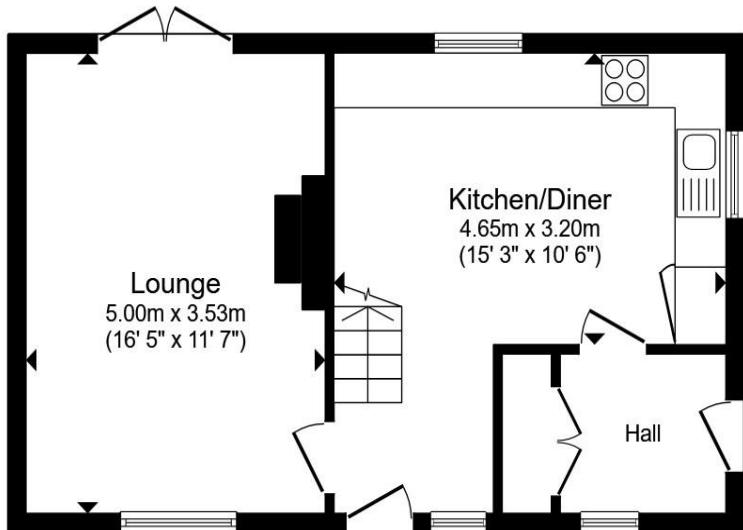
**Churchfield Road, Outwell WISBECH PE14 8RL**

Welcome to

## Churchfield Road, Outwell WISBECH

Situated in the picturesque village of Outwell, this well-presented three bedroom semi-detached house offers generous living space and an excellent layout, ideal for first-time buyers or growing families. The property occupies a good-sized plot with ample off-road parking to the front and a large rear garden. Inside, the ground floor comprises a comfortable lounge with French doors opening directly onto the garden, creating a bright and welcoming living space. The modern kitchen/diner provides plenty of storage and space for a dining table, along with the added benefit of a pantry cupboard. A separate utility room completes the ground floor accommodation. Upstairs, there are three bedrooms, including two double bedrooms with built-in wardrobes and a further single bedroom. The first floor also offers a shower room providing practical family living. Outside, the front of the property benefits from a gravelled driveway offering parking for several vehicles, with side access leading to the rear. The large rear garden is mainly laid to lawn and includes a patio area and garden shed, making it ideal for outdoor entertaining, children or pets. A fantastic village home that must be viewed to be fully appreciated





**Entrance Hall**

**Kitchen / Diner**

**Lounge**

**First Floor Landing**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Bathroom**

**Separate Wc**

**Agents Note:**

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

Total floor area 83.4 m<sup>2</sup> (898 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](http://www.propertybox.io)

## Welcome to

### Churchfield Road, Outwell WISBECH

- Three bedroom semi-detached house
- Popular village location in Outwell
- Modern kitchen/diner
- Spacious lounge with doors to the garden
- Two double bedrooms with built-in wardrobes
- Off-road parking for multiple vehicles
- Large rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£230,000**



**view this property online** [williamhbrown.co.uk/Property/WSB128095](http://williamhbrown.co.uk/Property/WSB128095)

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.



Property Ref:  
WSB128095 - 0002

#### Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Proceed to the fifth set of traffic lights and continue straight on. At the roundabout follow the road straight over and head out of Wisbech towards Outwell. Upon entering the village of Outwell, at the mini roundabout continue straight along into Wisbech Road. Turn right over the bridge and then left into Church Drove. Continue along and turn right into Churchfield Road where the property will be found on your right hand side. Look out for our board.



Please note the marker reflects the postcode not the actual property



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