



Small Lode, Upwell, Wisbech, PE14 9BL

welcome to

Small Lode, Upwell, Wisbech

Set within the peaceful village of Upwell, this versatile 2/3 bedroom semi-detached home offers flexible living space throughout. Boasting a generous garden and room to grow, all while enjoying a peaceful setting within easy reach of Downham Market, Wisbech and local village amenities.



Accommodation:

Double-glazed entrance door to:

Entrance Porch

Door to the rear. Double-glazed window to the side.

Study

Double-glazed window to the side. Radiator.

Living Room

Double-glazed windows to the side & rear. Double-glazed French doors to the rear leading to the rear garden. Radiator.

Kitchen

This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl stainless steel sink & drainer unit, and space for a range-style cooker with cooker hood over. There is also space & plumbing for a washing machine & dishwasher. Double-glazed window to the side.

Dining Area

Radiator. Pantry cupboard. Double-glazed window to the side.

Bedroom / Reception Room

Double-glazed window to the front. Radiator.

Shower Room

Fitted with WC, wash hand basin & shower cubicle. Double-glazed window to the side.

First Floor Landing

Stairs from the dining area.

Bedroom One

Double-glazed window to the front. Radiator. Loft access.

Bedroom Two

Double-glazed window to the rear. Radiator.

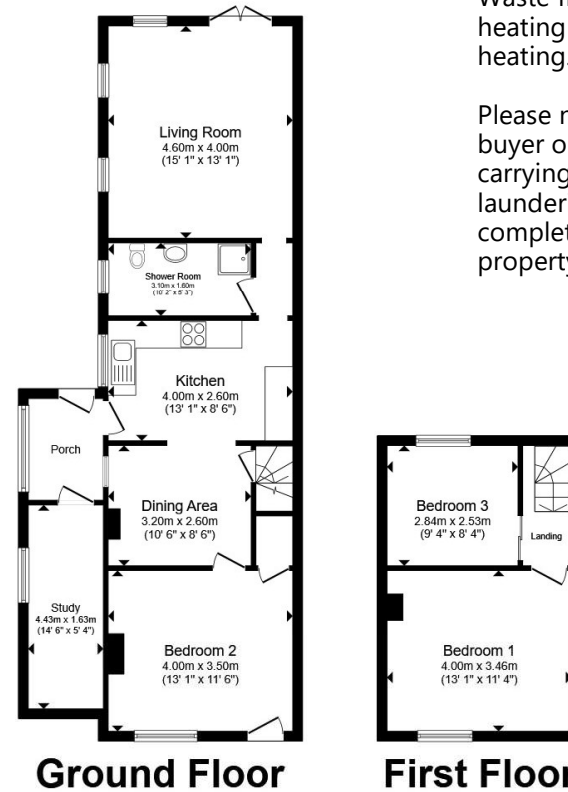
Outside

A gravelled driveway extends down the side of the property, providing off-road parking for three cars. The generous rear garden is enclosed by timber fencing & is mainly laid to lawn, alongside a patio area & low-maintenance gravelled area. Further to this, you will find a garden shed & timber workshop.

Agent's Note

Waste from the property is served by a septic tank & heating to the property is served by oil central heating.

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.



Total floor area 93.7 m² (1,008 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

Small Lode, Upwell, Wisbech

- 2/3 bedroom semi-detached house
- Lounge + study
- Open plan kitchen/dining space
- Ground floor bedroom + shower room
- Generous rear garden

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£210,000



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Property Ref:
DHM113054 - 0003

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