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PE38 9DG

9 Market Place, Downham Market

<p>DISPATCH 300</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, and to scale. This floor plan is for illustrative purposes only.</p> <p>(1) Excluding balconies and terraces</p>	<p>Floor 0 Building 3</p> 	<p>Floor 0 Building 2</p> 
	<p>Floor 1 Building 1</p> 	<p>Floor 0 Building 1</p> 
<p>Approximate total area 418.45 m² 385.4 m²</p>		

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98 Small Lode
Upwell
Wisbech, PE14 9BG

£400,000



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Small Lode

Upwell, Wisbech, PE14 9BG

This detached house stands on a plot extending to approximately 0.4 acres STMS in the village of Upwell. A former soft fruit nursery which still benefits from two large outbuildings ideal for storage or other uses subject to any consents required. One of which having 955 Sq ft and the other 1768 sq ft with a roller shutter door ideal for secure vehicle storage. Whilst the property requires refurbishment it offers plenty of accommodation including three bedrooms and two generous reception rooms and a kitchen/dining room. A great opportunity to make a fantastic home.



Rear Porch

8' 0" x 5' 0" (2.44m x 1.52m)

Rear Hallway

11' 1" x 7' 11" (3.38m x 2.41m) Cupboard

Kitchen/Dining Room

10' 1" x 20' 9" (3.07m x 6.32m) Wall and base units with stainless steel sink and drainer with mixer tap. Electric heater. Window to side.

Sitting Room

14' 1" x 13' 5" (4.29m x 4.09m) Bay window. Fireplace

Living Room

Bay window Fireplace. Electric heater. Sliding patio door.

Utility Room

7' 1" x 20' 5" (2.16m x 6.22m) Base unit with sink and drainer.

Cloakroom

3' 6" x 5' 2" (1.07m x 1.57m) Window. W.C.

Bedroom 1

14' 3" x 11' 3" (4.34m x 3.43m) Two windows

Bedroom 2

11' 8" x 11' 4" (3.56m x 3.45m) Window

Bedroom 3

11' 5" x 7' 11" (3.48m x 2.41m) Window

Bathroom

Window. Bath W.C. Wash hand basin

Store/Workshop

19' 5" x 49' 1" (5.92m x 14.96m)

Garage

22' 8" x 78' 5" (6.91m x 23.90m)

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.