



5 Clarkson Avenue, Wisbech
Guide Price £375,000

BELTON DUFFEY



5 CLARKSON AVENUE, WISBECH, CAMBRIDGESHIRE, PE13 2EF

A substantial 3 storey semi-detached Victorian residence, comprising 3 flats (expired planning approval for conversion to single dwelling), situated in large gardens with garage.

DESCRIPTION

A substantial 3 storey semi-detached Victorian residence, with many period features comprising 3 flats (with expired approval for change of use to 1 dwelling) being situated in large gardens with garage.

The property is built of solid brick walls under a slate roof and requires modernisation. The property retains many original features including: high ceilings, ceiling cornices, window panelling, built-in cupboards, staircases and deep skirting boards.

Previously, the property was a seven bedroom house and was converted to 3 flats. The property has an expired planning permission to convert back to a family dwelling, reference - F/YR21/0216/F was granted on 22nd April 2021 and expired on 22nd April 2024. Building control approval 2021/005592/FEN was obtained in 2021.

Outside, the property has a large plot with parking and a garage.

SITUATION

Wisbech is an historical market town and inland port in the Fens of Cambridgeshire being situated approximately 21 miles east of Peterborough which offers a direct express rail service into London's King's Cross. Wisbech is well known for the architecture of its Georgian North Brink and, in particular, Peckover House. The town itself is conveniently placed for King's Lynn, Ely and the South Lincolnshire towns of Holbeach and Spalding. It has a good range of shops, recreation amenities, marina, range of primary schools and two secondary schools, the state-funded Thomas Clarkson Academy and the sought after Wisbech Grammar School, one of the oldest schools in the United Kingdom, as well as the College of West Anglia.

ENTRANCE HALL

8.75m x 1.80m (28' 8" x 5' 11") Built-in storage cupboard with sliding doors.

SITTING ROOM

5.41m into bay x 4.09m into chimney breast recess (17' 9" x 13' 5") Night storage heater.

DINING ROOM

3.97m x 4.12m into chimney breast recess (13' 0" x 13' 6") Built-in period cupboards, night storage heater, door into ground floor bathroom.

BATHROOM 1

2.64m x 1.49m (8' 8" x 4' 11") Three piece white bathroom suite.

KITCHEN

3.69m x 3.05m (12' 1" x 10' 0") Double sink unit with drainer, adjoining worktops with cupboards and drawers under.

FIRST FLOOR SPLIT-LEVEL LANDING

BEDROOM 1

5.36m into bay x 3.69m into chimney breast recess (17' 7" x 12' 1").



BEDROOM 2

3.61m x 2.42m (11' 10" x 7' 11") Night storage heater.

FIRST FLOOR KITCHEN (BEDROOM 3)

4.26m x 4.11m (14' 0" x 13' 6") Worktop with cupboards under, night storage heater and airing cupboard with hot water cylinder.

BEDROOM 4

3.68m x 3.10m (12' 1" x 10' 2") Wash hand basin, night storage heater and airing cupboard.

BATHROOM 2

2.75m x 1.44m (9' 0" x 4' 9") Three piece white suite.

FIST FLOOR SPLIT-LEVEL LANDING

4.07m x 1.80m (13' 4" x 5' 11") Into stair recess.

SECOND FLOOR HALF LANDING

2.75m x 1.96m (9' 0" x 6' 5") 2 Storage cupboards.

BEDROOM 7

4.71m x 3.32m Into chimney breast recess (15' 5" x 10' 11") Period storage cupboard and storage heater.

BEDROOM 6

3.31m x 2.73m Into chimney breast recess (10' 10" x 8' 11") .

KITCHEN (BEDROOM 5)

4.18m x 2.59m (13' 9" x 8' 6") Worktop with cupboards and drawers under and sink unit.

BATHROOM 3

2.83m x 1.57m (9' 3" x 5' 2") Three piece white suite.

OUTSIDE

The property occupies a large established plot which has an L-shaped driveway providing car parking for 2 cars with an attached single brick larger than average garage.

The front garden is laid to lawn with established shrubs and is enclosed by hedged and walled boundaries. There is a side garden which is laid to lawn with established flowers, shrubs and trees.

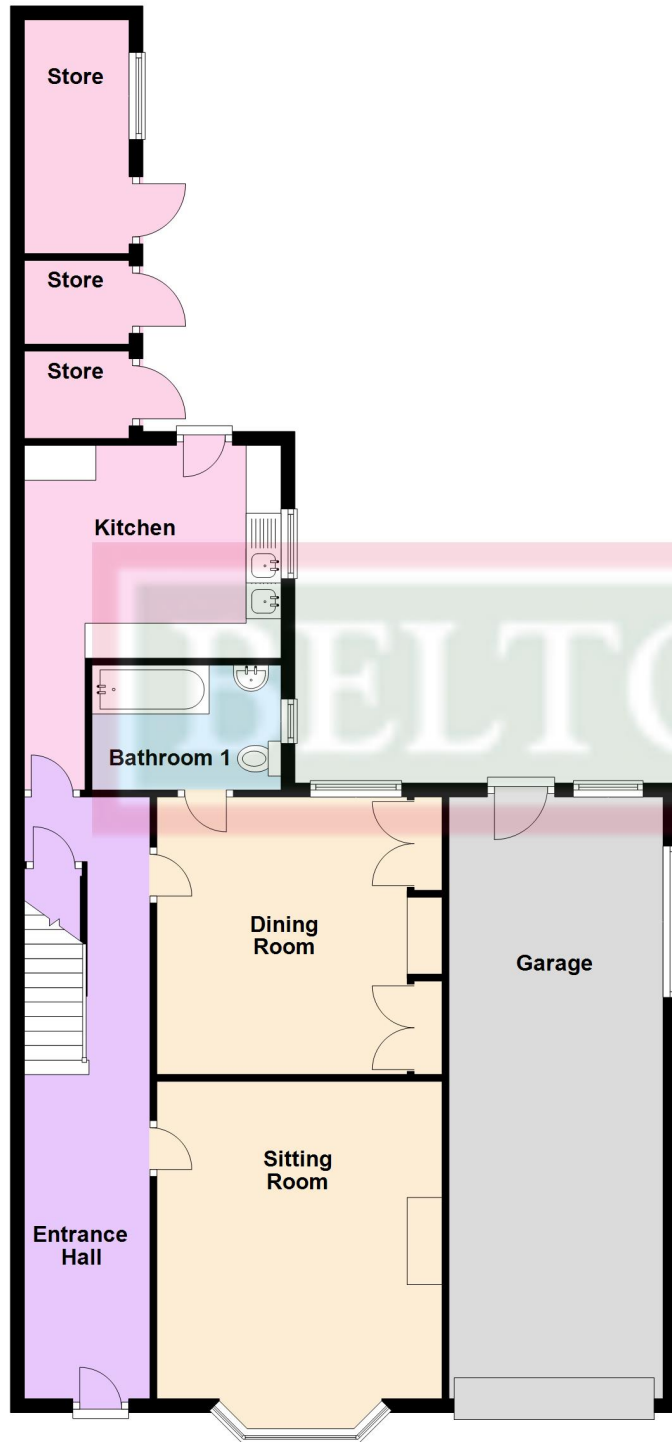
LARGER THEN AVERAGE GARAGE

8.72m x 3.07m (28' 7" x 10' 1") Up and over door, two windows and personal door.

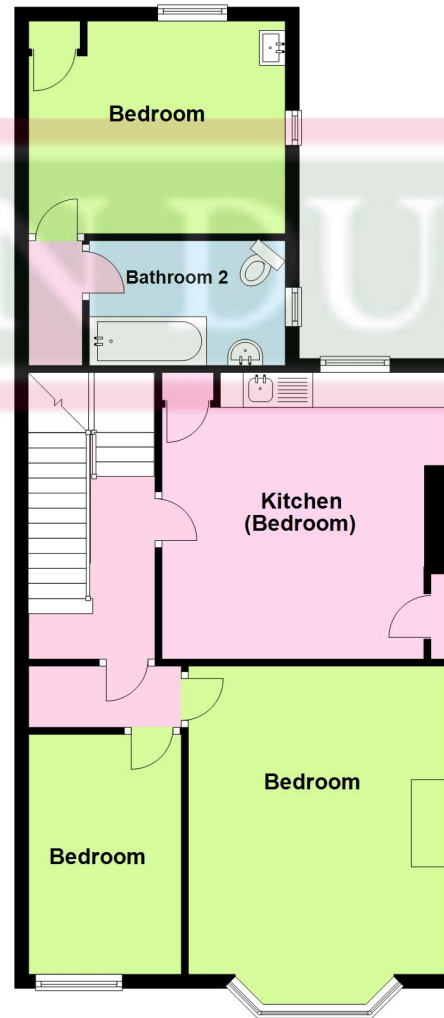
Adjoining the house are 3 BRICK & TILED OUTBUILDINGS, one having water.

The rear the garden is laid to lawn with established trees and shrubs and is enclosed by fenced boundaries.

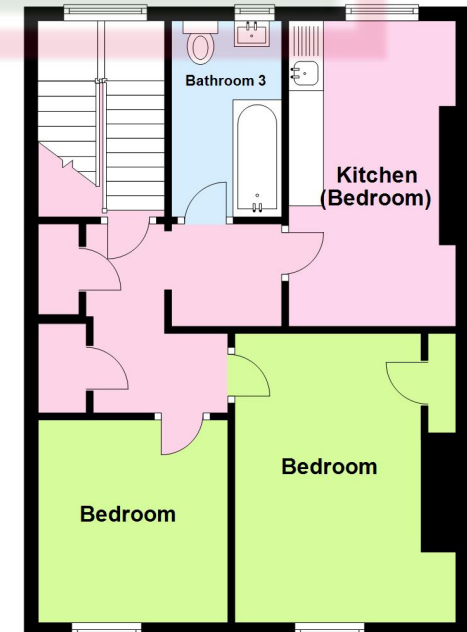
Ground Floor



First Floor



Second Floor



DIRECTIONS

From King's Lynn proceed westwards along the Pullover Road (A47) towards Wisbech for approximately 3 miles, proceed onto the dual carriageway for approximately 10 miles, at the end of the dual carriageway, take the third exit towards Wisbech (Lynn Road) for approximately 2 miles, passing the Locomotive Public House on the right hand side, proceed along Lynn Road turning taking the fourth left hand turning into Clarkson Avenue, the property can be seen on the left hand side.

OTHER INFORMATION

Fenland District Council, Fenland Hall, County Road, March, Cambs, PE15 8NQ.

Council Tax - Band A for Ground floor flat, first floor flat and second floor flat.

EPC - F.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 770055
E: info@beltonduffey.com

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

26 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

www.beltonduffey.com

IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

