



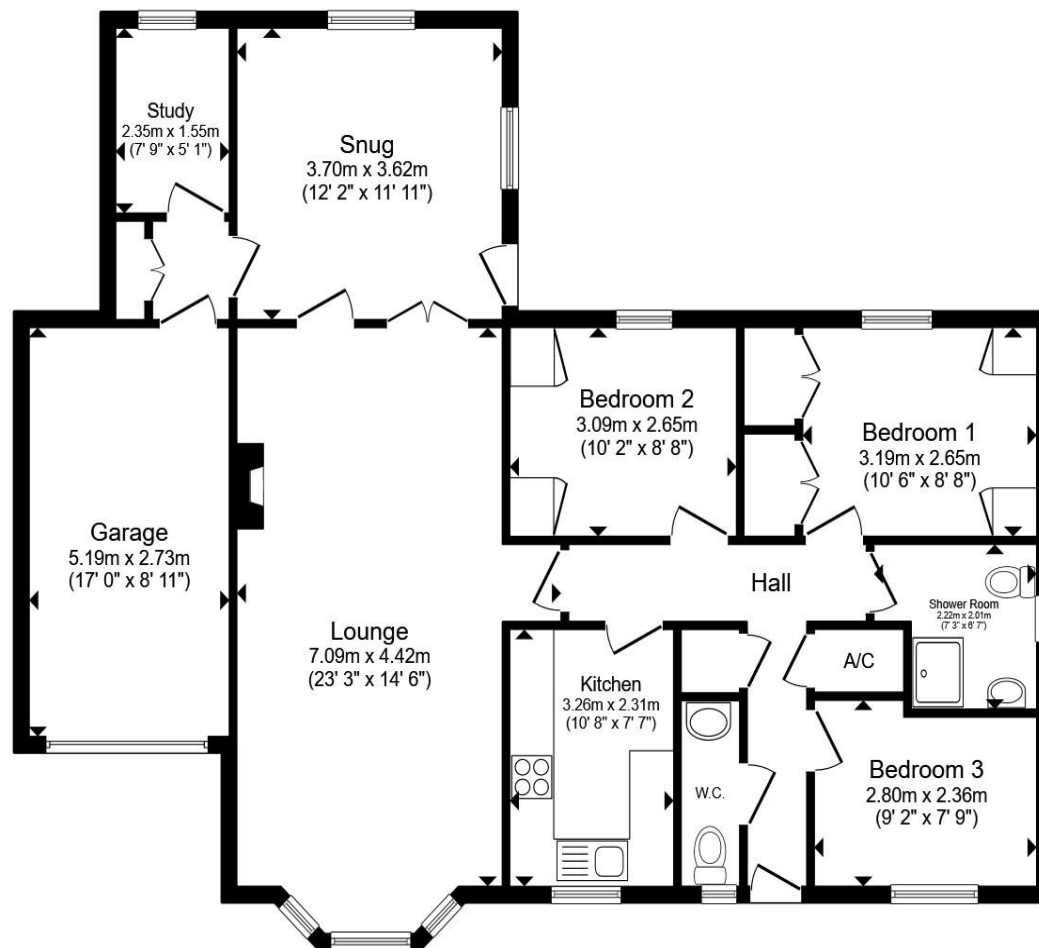
The Russets, Upwell, Wisbech, PE14 9AJ

Welcome to

The Russets, Upwell, Wisbech

An excellent opportunity to purchase this well-proportioned three-bedroom bungalow situated in the sought-after village of Upwell. Upon entering the property, you are welcomed by a long entrance hallway which provides access to the majority of the accommodation and enhances the sense of space throughout. There are two small double bedrooms and a further single bedroom, all well positioned within the main body of the bungalow. The property benefits from both a separate shower room and an individual WC. Further along the hallway you will find the generous lounge, creating a cosy yet spacious setting ideal for relaxing or entertaining. The separate kitchen offers ample storage and workspace with a practical layout. To the rear of the property, the bungalow has been extended to provide additional versatile living space, comprising a second reception room and a home office. This area also provides internal access to the single garage, adding further convenience and storage options. Externally, the property enjoys an enclosed, easy-to-maintain rear garden, perfect for outdoor enjoyment with minimal upkeep. The garden also benefits from two sheds, providing additional storage. 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.





Entrance Hall

Kitchen

Lounge

Snug

Study

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Additional Wc

Garage

Agents Notes:

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

Total floor area 113.1 m² (1,217 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

The Russets, Upwell, Wisbech

- 3 Bedrooms
- 2 Reception Rooms
- Enclosed Rear Garden
- Home Office Space
- Single Garage
- No Onward Chain
- Off Street Parking
- Village Location

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

£235,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128309



Property Ref:
WSB128309 - 0003

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.

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