

**Grade II Listed
Georgian Town House
Union Place
Wisbech PE13 1HB
Offers In Excess Of
£325,000 Freehold**

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Ref: HRT006919080



Attractive four storey Grade II Listed Georgian town house in the heart of this market town. This period home is packed with character and charm. With accommodation over 4 floors including two reception rooms, five bedrooms, three bathrooms and lovely retained features.

- Georgian Town House
- Grade II Listed
- Central Town Location
- Charm and Character
- Set over four floors
- Five Bedrooms
- Ensuite to Master
- EPC EXEMPT



Entrance Hall

Door to front, radiator, doors to dining room and kitchen, stairs down to basement and stairs leading to 1st floor.

Dining Room 13'11" x 12'8" (4.24m x 3.86m)

Two sash windows to front with shutters, radiator, open fireplace, leads to kitchen.

Kitchen 12'2" x 8'8" (3.71m x 2.64m)

Sash window to rear, range of base fitted units, sink, wooden surfaces, AGA cooker, plumbing for dishwasher.

Outhouse

Double doors to courtyard garden, door to utility room, door to side, wall mounted boiler.

Utility Room 10'2" x 4'6" (3.1m x 1.37m)

Window to side, sink, plumbing for washing machine.

Basement Bedroom 12'11" x 12'8" (3.94m x 3.86m)

Sash window to rear, radiator.

Basement Bedroom Two 13'6" x 8'5" (4.11m x 2.57m)

Window to front, window to rear, radiator.

Basement Bathroom 7'11" x 6'2" (2.41m x 1.88m)

WC, wash hand basin, bath with shower attachment, tiled splash backs, store cupboard.

First Floor Landing

Window to side, door to shower room, stairs leading to 2nd floor.

Shower Room 10'5" x 4'5" (3.18m x 1.35m)

Window to side, radiator, WC, wash hand basin, shower cubicle, tiled splash backs.

Second Floor Landing

Doors to sitting room, bedroom and dressing room.

Sitting Room 24'8" x 12'6" (7.52m x 3.81m)

Three sash windows to front, four radiators, open fireplace.

Bedroom 12'6" x 8'8" (3.81m x 2.64m)

Window to rear, radiator, feature fireplace.

Dressing Room 8'11" x 4'3" (2.72m x 1.3m)

Window to side.

Third floor landing

Doors to 2 bedrooms and store cupboard.

Bedroom 10'0" x 9'3" (3.05m x 2.82m)

Sash window to rear.

Bedroom 13'0" x 12'5" (3.96m x 3.78m)

Sash window to front, radiator, door to en suite bathroom.

Ensuite 10'6" x 9'1" (3.2m x 2.77m)

Sash window to front, radiator, WC, wash hand basin, bath.

Dressing Room 9'5" x 4'3" (2.87m x 1.3m)

Courtyard Garden



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Issue with Mortgage 10/03/21

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E	4	1
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81 to 91) B		
(69 to 80) C	73	81
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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