

DIRECTIONS

SATNAV: PE14 9JY

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

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

NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

This disclaimer must go on to all probate properties – new and existing:



Squires Drove Three Holes Wisbech PE14 9JY

FOUR BEDROOM DETACHED FARM HOUSE ON A PLOT OF APPROXIMATELY 5.8 ACRES WITH DOUBLE GARAGE AND OUTBUILDINGS

Wisbech

£135,000 Freehold

Telephone: 0800 6546 333

www.norfolkpropertyactions.co.uk

Email: sales@norfolkpropertyactions.co.uk



ENTRANCE HALL
Wooden flooring, stairs to first floor, doors leading to all rooms.

SITTING ROOM 14'10x11'11 (4.52mx3.63m)
Wooden flooring, window to front, double radiator, feature fireplace.

LIVING ROOM 11'11x11'11 (3.63mx3.63m)
Wooden flooring, window to front, double radiator, double doors to living room.

LIVING ROOM 14'11x11'11 (4.55mx3.63m)
Wooden flooring, window to rear, feature fireplace.

DINING ROOM 11'11x9'01 (3.63mx2.77m)
Tiled flooring, double doors to garden room, archway to kitchen.

GARDEN ROOM 19'00x13'04 (5.79mx4.06m)
Tiled flooring, triple aspect windows, glass roof, french doors to rear garden, lighting and power, double radiator.

KITCHEN 14'11x13'03 (4.55mx4.04m)
Tiled flooring, double aspect views of rear garden, range of wall-mounted base and drawer units, centre island, stainless steel sink, integrated oven and hob with extractor hood, space for fridge/freezer.

UTILITY ROOM
Tiled flooring, door and window to rear garden, space and plumbing for washing machine and space for tumble dryer, loft access.

W C
Vinyl flooring, hand wash basin, W.C. window to side, extractor fan.

LANDING
Original wooden flooring, doors to all rooms, window to front, double radiator

BEDROOM ONE 18'07x14'09 (5.66mx4.50m)
Laminate flooring, window to side, skylights, two double radiators, eaves storage access.

BEDROOM TWO 14'10x11'11 (4.52mx3.63m)
Original wooden flooring, feature fireplace, window to front, double radiator.

BEDROOM THREE 12'00x11'11 (3.66mx3.63m)
Original wooden flooring, feature fireplace, window to front, double radiator.

BEDROOM FOUR 11'11x9'07 (3.63mx2.92m)
Original wooden flooring, window to rear, double radiator.

BATHROOM 10'00x9'00 (3.05mx2.74m)
Original wooden flooring, double radiator, window to rear, fitted bath, large shower enclosure, hand wash basin with vanity unit, W.C.

DRESSING ROOM 7'08x5'10 (2.34mx1.78m)
Original wooden flooring, double radiator, window to rear.

DOUBLE GARAGE

OUTBUILDING
Brick built outbuilding with incinerator as primary source of heating to the property, secondary oil heating supply.

IMPORTANT INFORMATION
MEASUREMENTS: All measurements quoted are approximate.



****Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £135,000****
This property is only suitable for CASH PURCHASERS - Please call the office for further details **
Nestled in Three Holes, Wisbech, this detached house offers a unique opportunity for those seeking a project with immense potential. Set back from the road, the property is surrounded by 5.8 acres of land (STMS), providing ample space for outdoor activities and the possibility of further development.

The house boasts four generously sized reception rooms, perfect for entertaining or family gatherings. A spacious garden room enhances the living experience, offering delightful views of the expansive garden, where one can enjoy the beauty of nature. With four bedrooms, this home is ideal for families or those looking for extra space. In addition to the main residence, the property features multiple outbuildings and a double garage, providing plenty of storage and workspace.

The gated entrance adds an element of privacy and security. While the house is in need of full refurbishment, it is brimming with character and potential, allowing you to create your dream home tailored to your tastes.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 by 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.
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