



45 North Brink, Wisbech, PE13 1JX

Offers in excess of £425,000

****PLEASE CALL AGENT FOR MORE IMAGES****

Goodmove present this truly distinctive six-bedroom Georgian residence occupying a prime riverside position on Wisbech's sought-after North Brink, offered with no onward chain.

Dating from the Georgian period and rich in original character, this impressive four-storey home combines elegant period features with thoughtfully designed contemporary living.

At the heart of the house is a spectacular open-plan kitchen and living space, created within a bespoke rear extension and designed for both relaxed family living and entertaining. Wide doors open onto the private walled garden, creating an effortless connection between inside and out.

The River Nene provides a constantly changing backdrop from the front-facing rooms, while the enclosed rear garden offers a peaceful and private retreat.

With generous accommodation arranged over four floors, substantial cellar space and excellent parking, this is a rare opportunity to acquire a characterful riverside home with an exceptional blend of Georgian heritage, modern design and everyday practicality.

The property has been attractively priced to promote a quick sale and we would invite all buyers in a position to proceed to view. Please call for more information.



Disclaimer

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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		
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