



THE STORY OF

# 74 Queens Road

*Wisbech, Cambridgeshire*

SOWERBYS



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# 74 Queens Road

Wisbech, Cambridgeshire  
PE13 2PH

●  
Guide Price £500,000 to £550,000

Sold Chain Free

Two Studio Apartments on the First Floor

Two Further Rooms on the  
Second Floor with their own En-Suites

Ground Floor Apartment with  
Two Reception Rooms and a Kitchen/Dining Area  
plus accessible Garden Room

Fully Enclosed Back Garden

Garden Cabin which Benefits from Power,  
Water and Lighting

Single Garage and Off-Road Parking

Mature and Established Garden and a Quiet Location

Spacious Inside and Out  
●

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.comg



“A unique property, inside and out,  
with high ceilings and a lovely garden.”

Offering versatility and generous accommodation, 74 Queens Road is a prominent Victorian build. Currently used as a house of multiple occupation, it is divided into studio apartments on uppers floors and the ground floor housed solely by the current owner.

An aesthetically pleasant home, which has been remodelled, improved and added to over the years. Of particular enjoyment has been the garden room which has been a true focal point in the property, with its views of a well-maintained garden - alongside its easy

access to the kitchen/dining area meaning this part of the house has provided many happy memories.

The ground floor is utilised by the homeowner alone, remodelled sympathetically to deliver privacy and comfort. It has two large reception rooms and a dining room which floods with natural light. There is a further spacious bedroom, walk-through dressing room and an en-suite bathroom - one could easily lodge on this level allowing the rest of the property to provide an additional income.





“The garden room offers superb views. It’s a great place to relax and read a good book, especially as it is such a quiet room.”





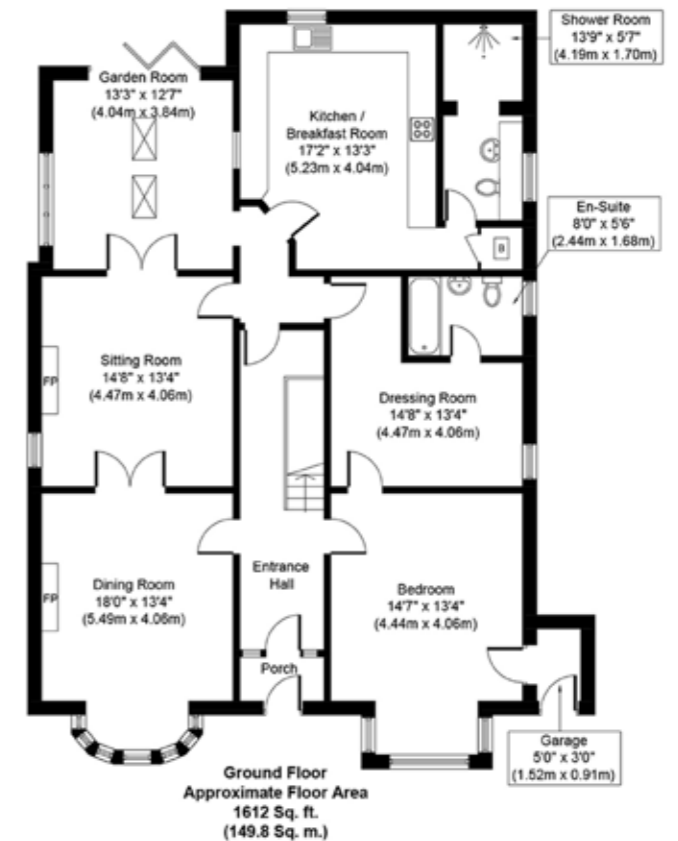
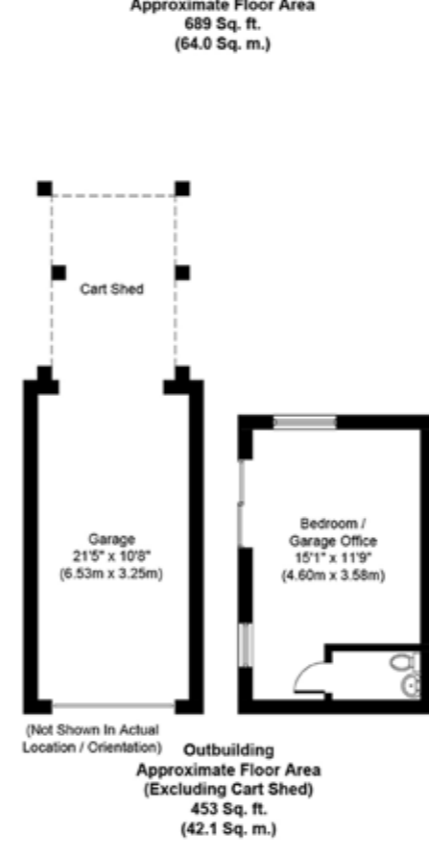
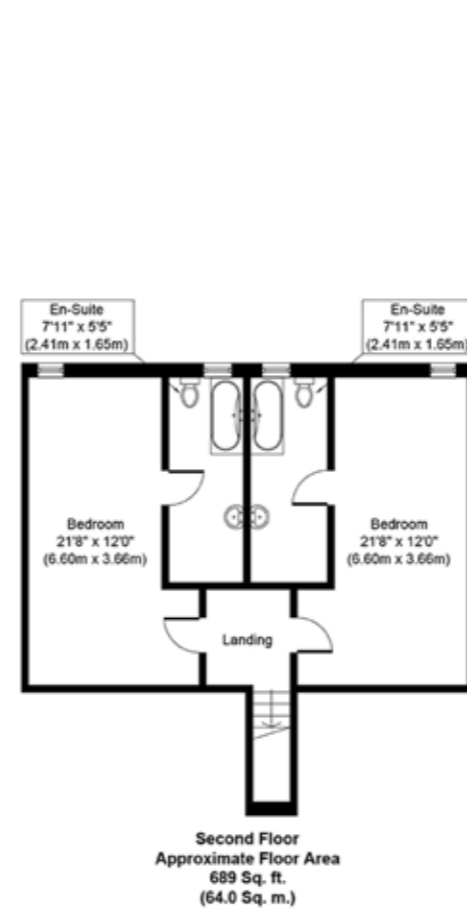
On the first floor, the two studio apartments have access to their own bathrooms and are currently occupied by long-term tenants who are happy to continue their residency. On the very top floor there are two further bedrooms with their own en-suites.

The outside space is as generous as the property. There is a good sized patio area which lends itself for entertaining family and friends. There is also a cabin in the garden providing water and light – this could be the perfect home office.

74 Queens Road has clearly succeeded as a house of multiple occupation, although certainly it could easily be re-established as an ideal family home. Sold chain free and as a property which generates an income on a monthly basis – this is a unique proposition and an opportunity to acquire something really quite special.







Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



ALL THE REASONS



# Wisbech

IN CAMBRIDGESHIRE  
IS THE PLACE TO CALL HOME



Commonly known as the Capital of the Fens, the attractive and historic market town of Wisbech is renowned for its elegant Georgian architecture. The town has an abundance of amenities to offer, such as a theatre, swimming pool, library, good schools and the Horsefair Shopping Centre. Browse the shops or visit the market on a Thursday or Saturday with a wide range of traders offering with locally grown produce and plants.

Explore the surroundings by taking a leisurely walk through the tranquil gardens in the heart of the town centre, which has been awarded a commendation award for Innovation for its links to the town's Merchant Trail. The Merchant's trail shares the history of the many famous characters of the town, telling the story of how Wisbech became one of the most prosperous ports in the country during the 18th and 19th centuries.

Wisbech Park is just a five minute walk from the town centre. Extending to over 12 acres, the facilities include tennis courts, bowls green, two children's play areas and a multi-use games area for five-a-side and basketball.

Once owned by a Quaker banking family for over 150 years, Peckover House and Gardens is a classic Georgian merchant's town house, which is certainly worth a visit. Now in the care of National Trust, Peckover House is an oasis hidden away from the town centre with two acres of beautiful Victorian gardens.

Perfectly situated to access all that Norfolk has to offer, from beaches to forests, yet still a stone's throw from our neighbouring counties and both King's Lynn and the city of Peterborough, possessing excellent rail links.

With copious history and a connected future, Wisbech is a market town to be envied



Note from the Vendor



Peckover House is a National Trust site and has an interesting history related to the creation of Barclays Bank.

“It's lovely to explore nearby Peckover House, it has such beautiful gardens.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 8735-6523-6160-8660-7996

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

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# SOWERBYS



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