



The Wroe, Emneth Wisbech
OIEO £370,000 **Freehold**

**Sharman
Quinney**

Key Features



- NO ONWARD CHAIN
- Village Location
- Generous Plot with Field Views
- Double Garage and Off Road Parking
- Three Reception Rooms

Lounge - 7.07m x 4.27m (23'1" x 14'0")

Kitchen - 4.21m x 3.35m (13'8" x 10'9")

Pantry - 1.45m x 1.19m (4'9" x 3'1")

Dining Room - 4.14m x 3.62m (13'5" x 11'8")

Study - 2.45m x 2.40m (8'0" x 7'8")

Utility Room - 5.73m x 1.52m (18'7" x 5'0")

W/C - 1.43m x 0.90m (4'6" x 2'9")

Bedroom 1 - 4.39m x 3.79m (14'4" x 12'4")

Bedroom 2 - 4.28m x 3.18m (14'0" x 10'4")



Bedroom 3 - 3.21m x 2.23m (10'5" x 7'3")

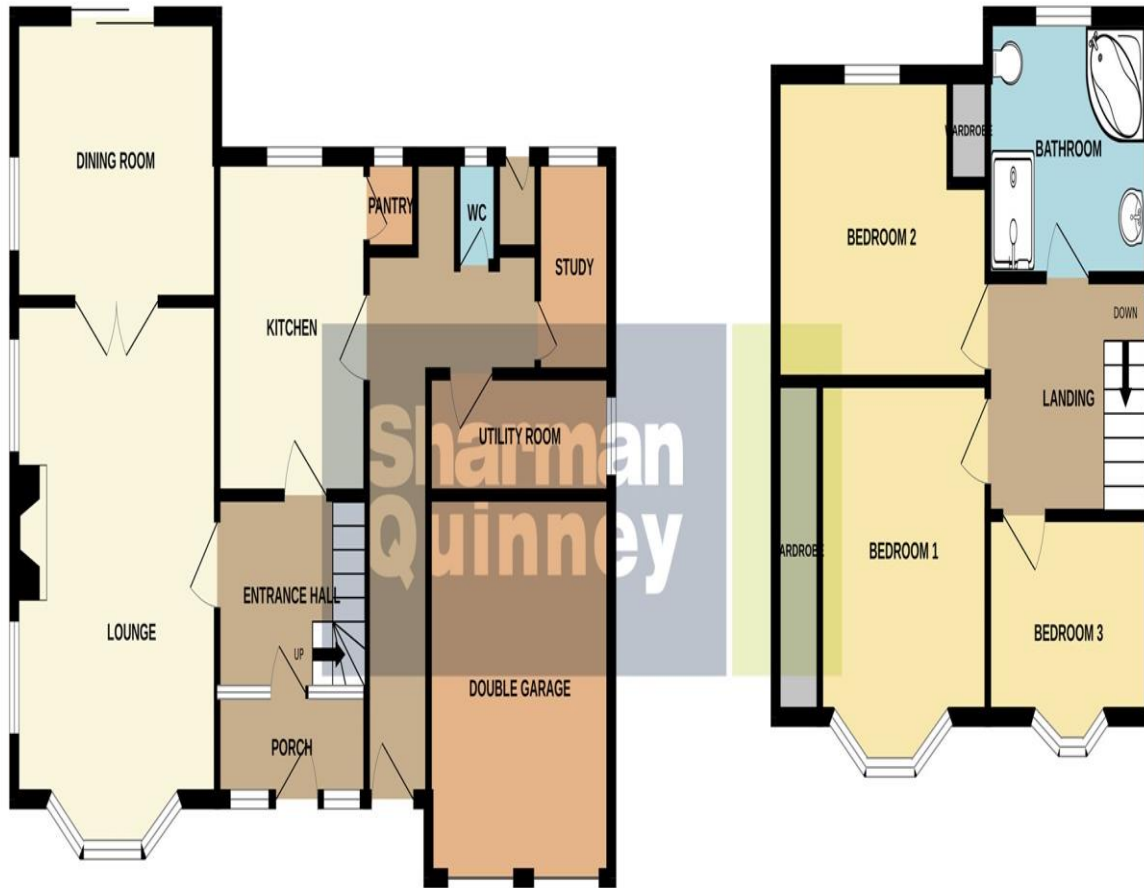
Bathroom - 3.16m x 2.55m (10'3" x 8'3")

Double Garage - 5.82m x 5.13m (19'1" x 16'1")



GROUND FLOOR
752 sq.ft. (69.9 sq.m.) approx.

1ST FLOOR
449 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 1202 sq.ft. (111.7 sq.m.) approx.

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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To view this property call Sharman Quinney on:
01354 661166

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