

**ROBERT
HALE
HOMES FOR
SALE**

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WISBECH

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**TOWNFIELD HOUSE
LOW ROAD, ELM
PE14 0DD**

THE PROPERTY:

A UNIQUE & DECEPTIVELY SPACIOUS TWO DOUBLE BEDROOMED DETACHED COTTAGE OF GREAT CHARACTER WITH MANY OF ITS ORIGINAL FEATURES SITUATED IN THIS HIGHLY POPULAR VILLAGE WITH ITS OWN SCHOOL, SHOP, PUB AND GARAGE! * STUNNING VIEWS TO REAR OVER OPEN FIELDS * 23FT LOUNGE/DINER * SEPARATE DINING ROOM/GARDEN ROOM * TWO SHOWER ROOMS/W.C. * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * OFF ROAD PARKING SPACE * ATTRACTIVE ENCLOSED GARDENS TO SIDE & REAR * HUGE POTENTIAL, SO VIEW QUICKLY! NO UPWARD CHAIN!

THE PRICE:

£230,000

FREEHOLD EPC BAND E

REF.8870

SELLING? FREE, FREE, VALUATIONS!

For your own peace of mind, always have an independent survey,
and always test all systems and appliances!
Items displayed in photographs may not necessarily be included.



REF:8870 TOWNFIELD HOUSE, LOW ROAD, ELM.

COUNCIL TAX: BAND B FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech office turn right onto the A1101 dual carriageway Downham Market Road. Follow the road to the A47 bypass roundabout and proceed straight across. Then turn almost immediately right. Proceed to 'T' junction and turn right and turn left. The property is shortly on the right hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

SPACIOUS ENTRANCE HALL:
With stairway off.

DINING ROOM/GARDEN ROOM:
16'1" (max) x 12' (max) Feature fire surround enclosing a 'living flame' gas fire, built in store cupboard, central heating thermostat, double glazed french doors to rear garden.

WALK-IN PANTRY/STORE: 12' (max) x 5' 2" (max).

LOUNGE/DINER: 23' 7" (max) x 14' 10" (max) With a feature open fireplace, built in understairs cupboard, square archway.

KITCHEN: 14' 2" (max) x 9' 8" (max) With preparation surfaces with drawers & cupboards under, inset stainless steel single drainer sink unit with mixer tap & cupboards under, space/plumbing for washing machine, space/plumbing for dishwasher, wall mounted gas fired Baxi combi-boiler, range of wall units, glazed display wall units, electric cooker point, built in electric hob hood, larder cupboard.

GROUND FLOOR W.C./SHOWER ROOM:
With double shower cubicle with thermostatic shower & spray, low level W.C., pedestal wash basin, heated towel rail, part tiled walls, extractor fan.

FIRST FLOOR:

INNER LOBBY/LANDING: 11' 3" (max) x 11' 8" (max)

BATHROOM/W.C.: With pedestal wash basin, low level W.C., walk-in tiled shower cubicle with Triton electric shower, access to loft, extractor fan.

BEDROOM NO 1: 14' 10" (max) x 11' 2" (max) With access to loft.

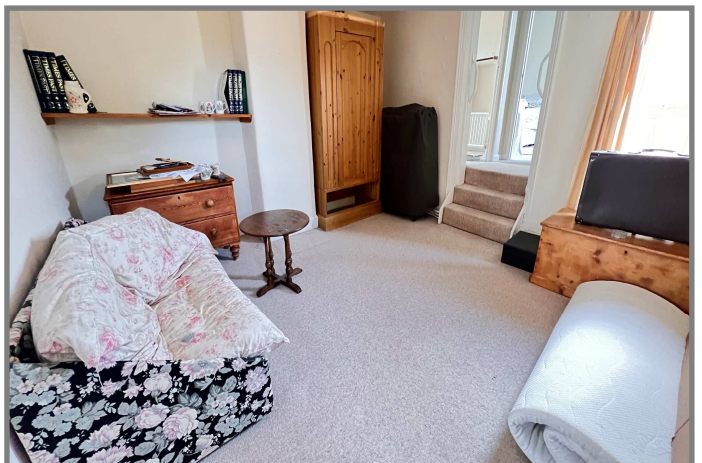
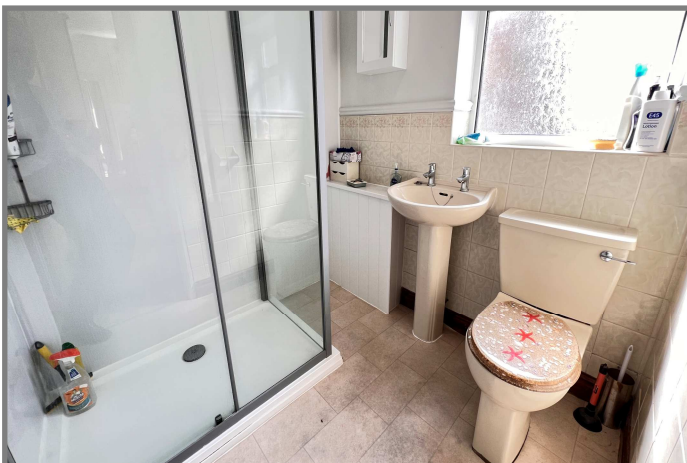
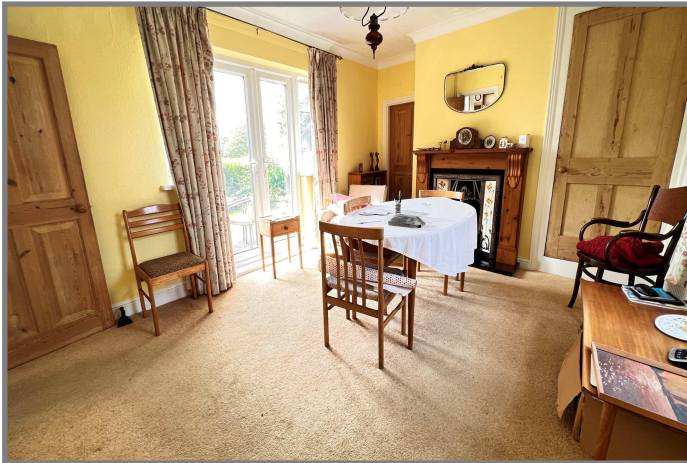
BEDROOM NO 2: 11' 6" (max) x 12' (max).

OUTSIDE: **OUTSIDE LIGHTS : TIMBER STORE SHED : COLD WATER TAP**

BRICK WORKSHOP: 10' 2" (max) x 9' 9" (max) With power & lighting.

GARDENS: To front, part laid to lawn with paved pathways leading to the front entrance door, various shrubs, hedge borders, trees and a concrete off road parking space. Paved pathways each side of the property lead to the attractive side and rear garden which enjoys stunning views over open fields and are laid to lawn with numerous shrubs, trees, borders and a paved patio area.

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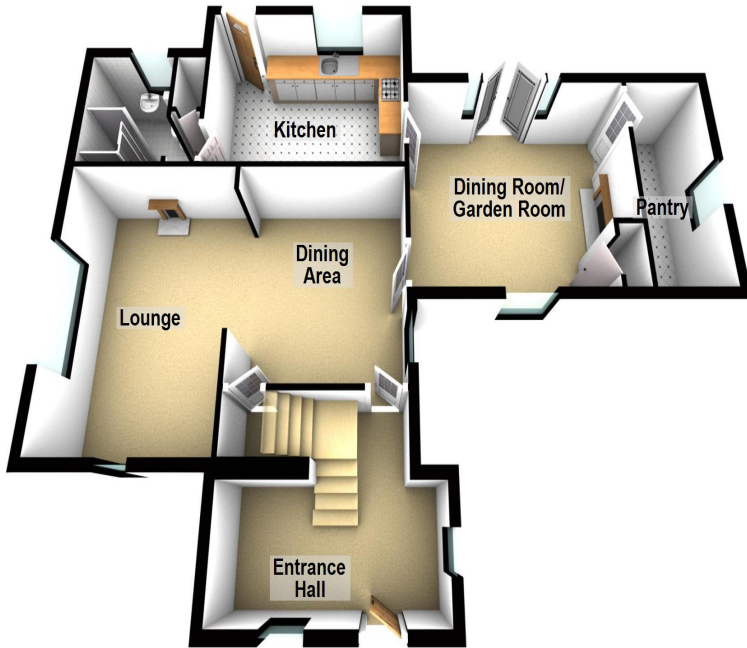


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View from rear garden

Ground Floor



First Floor

