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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**137, ELM HIGH ROAD
EMNETH, PE14 0DP**

THE PROPERTY: A SPACIOUS THREE BEDROOMED DETACHED HOUSE SITUATED ON A HUGE PLOT ON THE OUTSKIRTS OF THIS HIGHLY POPULAR VILLAGE & CLOSE THE MAIN ROAD NETWORK * TWO RECEPTION ROOMS * 19' KITCHEN * CONSERVATORY * USEFUL UTILITY * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * HUGE ENCLOSED REAR GARDENS * GARAGE PLUS MULTI VEHICLE OFF ROAD PARKING * LOTS OF POTENTIAL! * DON'T DELAY, VIEW TODAY!

THE PRICE:

£280,000

FREEHOLD EPC BAND D

REF. 8941

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.



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COUNCIL TAX: BAND B KINGS LYNN & WEST NORFOLK B.C.

HOW TO GET THERE: From the Wisbech office turn right onto the dual carriageway. Proceed all the way to the by pass roundabout and go straight over. The property will be seen in due course on the left hand side

THE ACCOMMODATION: (Dimensions given are approximate only)

SMALL ENTRANCE HALL/LOBBY:

Withy stairway off;

LOUNGE: 12'2"(max) x 10'3"(max) with feature brick fireplace enclosing a gas fire;

DINING ROOM: 12'4"(max) x 10'3½(max) with feature fire surround enclosing a 'living flame' gas fire;

KITCHEN/BREAKFAST ROOM:

19'7"(max) x 8'3"(max) with tiled floor, preparation surfaces with drawers & cupboards under, built in gas hob, built in electric oven, built in electric hob hood, VIESSMANN gas fired wall mounted C/H boiler, part tiled walls, space for fridge/freezer, inset stainless steel single drainer sink unit with mixer tap & cupboards under, space & plumbing for dishwasher, built in understairs cupboard, stairway off the BEDROOM NO 3:

UTILITY: 8'3"(max) x 4'4"(max) with tiled floor, space/plumbing for washing machine, space for tumble drier;

UPVC CONSERVATORY/W.C.: 9'6"(max) x 8'7"(max) with French doors off to rear garden, door to w.c.;

FIRST FLOOR:

SMALL LANDING: With access to loft;

SPACIOUS BATHROOM/W.C.: With walk in tiled & screened shower cubicle with Triton electric shower, pedestal wash basin, low level w.c., built in airing cupboard housing hot water cylinder with immersion heater & C/H programmer, sloping ceiling;

BEDROOM NO 1: 12'3"(max) x 8'4"(max) with full with fitted wardrobes;

BEDROOM NO 2: 12'3"(max) x 10'3"(max) with fitted wardrobes/cupboard;

BEDROOM NO 3: 13'6"(max) x 8'2"(max) with sloping ceiling, stairway off;

OUTSIDE: GREENHOUSE: TIMBER STORE SHED:

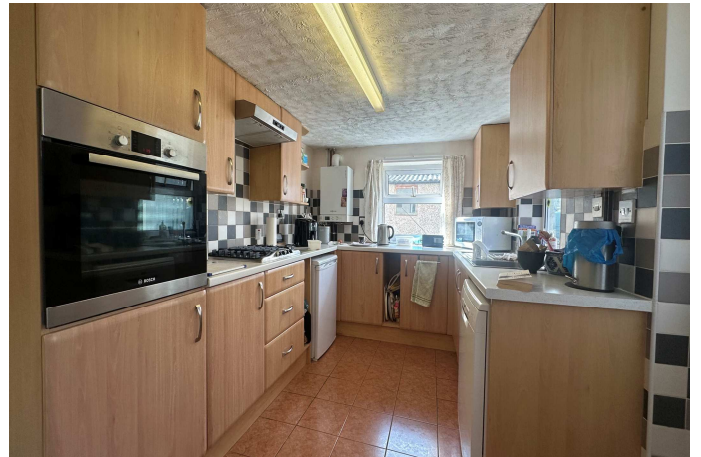
SECTIONAL DETACHED GARAGE:

18'(max) x 9'10"(max) with up & over door;

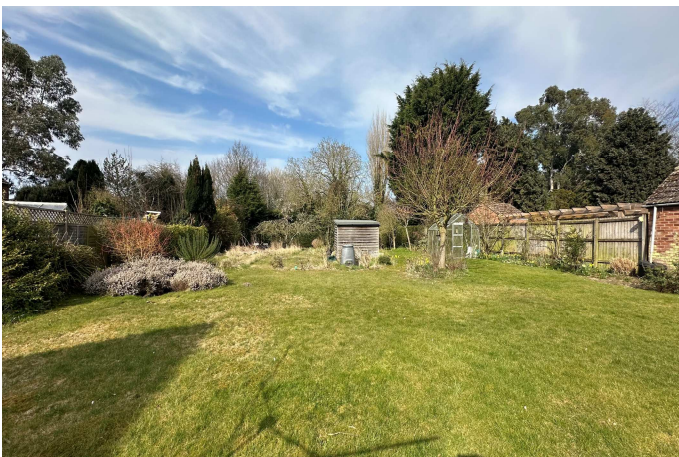
GARDENS:

To front down to a shingle multi vehicle off road parking area which extends to the side. Wrought iron gates open onto the huge enclosed rear garden which is laid to lawn with an array of various plants, trees, fruit trees & shrubs, paved patio area;

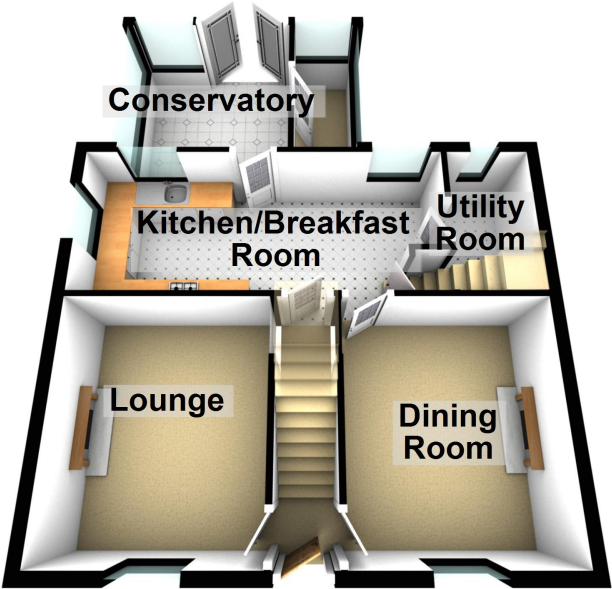
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Ground Floor



First Floor

