



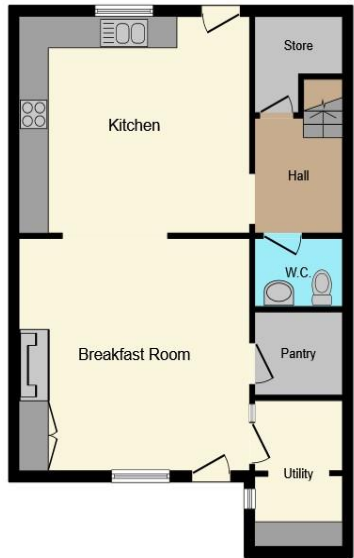
**Elm Road, Wisbech PE13 2TB**

## Welcome to

### Elm Road, Wisbech

BEAUTIFUL VICTORIAN FAMILY HOME! Set over four floors, this stunning town house dating back to 1879 is presented to an extremely high standard and offers an eclectic mix of character features and modern fittings. With four double bedrooms and three reception rooms, the property also benefits from a refitted kitchen, two refitted bathrooms and numerous original fireplaces. Viewing is the only way to appreciate all that this fantastic home has to offer.





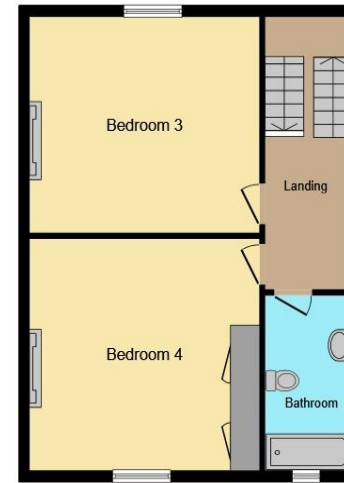
**Basement**



**Ground Floor**



**First Floor**



**Second Floor**

**Lower Ground Floor:**

**Kitchen**

15' 5" x 13' 6" ( 4.70m x 4.11m )

**Breakfast Room**

15' 6" max x 14' 6" max ( 4.72m max x 4.42m max )

**Pantry**

**Utility Room**

**Wc**

**Ground Floor:**

**Hallway**

**Lounge**

15' 5" max x 14' 5" max ( 4.70m max x 4.39m max )

**Dining Room**

15' 5" max x 13' 6" max ( 4.70m max x 4.11m max )

**First Floor:**

**Bedroom One**

14' 5" max x 13' 2" max ( 4.39m max x 4.01m max )

**Bedroom Two**

15' 5" max x 13' 7" max ( 4.70m max x 4.14m max )

**Bathroom**

**Second Floor:**

**Bedroom Three**

15' 3" max x 14' 6" max ( 4.65m max x 4.42m max )

**Bedroom Four**

15' 3" max x 13' 10" max ( 4.65m max x 4.22m max )

**Bathroom**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Welcome to

### Elm Road, Wisbech

- Well presented four storey town house
- Character features throughout including working fire places
- Four double bedrooms
- Three reception rooms
- Two bathrooms

Tenure: Freehold EPC Rating: D

offers in excess of

# £375,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB124603](http://williamhbrown.co.uk/Property/WSB124603)



Property Ref:  
WSB124603 - 0008

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

## Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Proceed to the first set of traffic lights and continue along. Take the next turning right into Elm Road and follow the road round to the left. Continue along where the property will be found on your right hand side.



william h brown



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