



Elm Road, Wisbech PE13 2TB

Welcome to

Elm Road, Wisbech

ALL YOU NEED ACROSS FOUR FLOORS!! This four storey town house is close to the local amenities and comprises on the ground floor, a kitchen and utility room plus office and WC. On the first floor there is a lounge and dining room. On the second floor there is a master bedroom, guest bedroom and family bathroom. On the third floor there are two further bedrooms plus a 2nd family bathroom. Benefiting from gas central heating, off road parking and established enclosed garden. This property is not to be missed and viewing is highly recommended to see the homes full potential.





Entrance Hall

6' x 17' 9" to front of stairs. (1.83m x 5.41m to front of stairs.)

Sitting Room

15' 6" excluding chimney breast x 14' 5" (4.72m excluding chimney breast x 4.39m)

Dining Area

15' 6" excluding chimney breast x 13' 6" (4.72m excluding chimney breast x 4.11m)

Downstairs

Lower Hallway

8' 6" x 6' (2.59m x 1.83m)

Office

13' 6" x 15' 9" into chimney breast recess (4.11m x 4.80m into chimney breast recess)

Kitchen/breakfast Room

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

Utility Room

10' 9" x 6' (3.28m x 1.83m)

Downstairs Wc

Half Turn Landing

Landing

Bedroom One

14' 3" to front of chimney breast x 13' 7" (4.34m to front of chimney breast x 4.14m)

Bedroom Two

12' 1" plus recess x 14' 6" max (3.68m plus recess x 4.42m max)

Family Bathroom

8' 2" x 10' 9" (2.49m x 3.28m)

Second Floor Landing

Bedroom Three

13' 11" Subject to sloping ceiling x 15' 6" max into chimney breast recess (4.24m Subject to sloping ceiling x 4.72m max into chimney breast recess)

Bedroom Four

15' 5" into chimney breast recess x 14' 6" Subject to sloping ceiling (4.70m into chimney breast recess x 4.42m Subject to sloping ceiling)

2nd Family Bathroom

10' 3" x 6' 2" (3.12m x 1.88m)

Outside

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

- 4 Storey Town House
- 4 Double Bedrooms
- Lounge, Dining Room & Office
- 2 x Family Bathrooms
- Parking & Enclosed Garden

Tenure: Freehold EPC Rating: D

offers in excess of

£425,000

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Proceed to the third set of traffic lights and continue straight on. Take the next turning right and take note of the Flower Pot public house on your right hand side and follow the road round to the left. Continue along Elm Road where the property can be found on your right hand side.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB124948



Property Ref:
WSB124948 - 0010

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.

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