



Elm High Road, Wisbech PE14 0DN

Welcome to

Elm High Road, Wisbech

LOOKING FOR THE NEXT FAMILY HOME? Take a look inside this deceptively spacious Edwardian family home, located on the outskirts of the popular village of Emneth. This lovely home offers flexible accommodation from 4 double bedrooms, with one room further offering a study room. There is also a family bathroom to complete the first floor accommodation. On the ground floor is a 24 ft lounge, separate dining room, a breakfast room, kitchen, walk in pantry with original pine cupboards & work surfaces, utility / cloakroom plus a gorgeous sun room leading out to the rear garden. Outside the property is a front garden with parking for 3/4 cars, 2 single garages plus a landscaped rear garden with mature shrubs, plants and trees enclosed with gated access to the front. The property is connected to all mains services, offers a south facing garden on a plot of an estimated 0.2 acre (STS), retains many original features and is offered for sale with NO FORWARD CHAIN! Get in touch to get your viewing arranged TODAY! Agents Note: It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.





Ground Floor



First Floor

Entrance Hall

Cloakroom / Utility

5' 1" x 5' 11" (1.55m x 1.80m)

Lounge

24' x 11' 11" Max (7.32m x 3.63m Max)

Dining Room

11' 11" x 16' 8" Max (3.63m x 5.08m Max)

Breakfast Room

8' 7" Max x 11' 1" (2.62m Max x 3.38m)

Kitchen

6' 5" Max x 17' 8" (1.96m Max x 5.38m)

Pantry

11' 7" x 13' Max (3.53m x 3.96m Max)

Sun Room

9' 8" x 17' 6" (2.95m x 5.33m)

1st Floor Landing

Bedroom 1

14' x 12' (4.27m x 3.66m)

Bedroom 2

13' 1" x 11' 7" Max (3.99m x 3.53m Max)

Bedroom 3

10' 11" x 11' 11" (3.33m x 3.63m)

Bedroom 4

10' 11" x 10' 5" (3.33m x 3.17m)

Study Room

6' x 10' 7" (1.83m x 3.23m)

Family Bathroom

5' 10" x 7' 7" (1.78m x 2.31m)

Front & Rear Gardens

Garage 1

8' 7" x 16' 6" (2.62m x 5.03m)

Garage 2

11' x 18' 10" (3.35m x 5.74m)

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.

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- NO FORWARD CHAIN
- Estimated 0.2 Acre Plot
- 4 Double Bedrooms
- 4 Reception Rooms
- 2 Garages

Tenure: Freehold EPC Rating: E

offers in excess of

£350,000



view this property online williamhbrown.co.uk/Property/WSB123970

Please note the marker reflects the postcode not the actual property



Property Ref:
WSB123970 - 0006

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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