



**Elm High Road, Wisbech PE14 0DG**

## Welcome to

### Elm High Road, Wisbech

This detached bungalow is situated off Elm High Road Wisbech. It is set back from the road, accessed by a shared private driveway and is one of only 4 properties at this location. This development is being built by a local, reputable developer. This property benefits from air source underfloor heating, luxury vinyl tile and carpet throughout and oak effect internal doors. Accommodation comprising of an open plane Kitchen including 2 single ovens, dishwasher and fridge freezer, Lounge and Dining Area, Utility, entrance hall way, 3 Bedrooms with En-Suite to the master and a Family Bathroom. To the outside of the property you will find off road parking, car port and rear garden laid to lawn with patio area. Call us now for more information.





**Entrance Hall**

**Kitchen / Lounge / Dining Area**

26' 11" max x 20' 11" max ( 8.20m max x 6.38m max )

**Utility**

5' 3" x 7' 5" ( 1.60m x 2.26m )

**Bedroom One**

14' 4" x 10' 4" max ( 4.37m x 3.15m max )

**En-Suite**

**Bedroom Two**

13' 1" x 9' 10" extending to 13' into door recess ( 3.99m x 3.00m extending to 3.96m into door recess )

**Bedroom Three**

11' 3" x 10' 8" ( 3.43m x 3.25m )

**Family Bathroom**

**Car Port**

**Agents Note:**

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.

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 High Road, Wisbech

- New Build Detached Bungalow
- 3 Bedrooms (En-Suite to Master)
- Open Plan Kitchen / Lounge and Dining Area
- Fitted kitchen with solid surface worktop and appliances
- Floor Covering throughout
- Air Source Underfloor Heating
- Off Road Parking and Car Port

Tenure: Freehold EPC Rating: Exempt

offers in excess of

**£375,000**



### Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Proceed to the fifth set of traffic lights and continue straight on where the property will then be found on your left hand side before B&Q and Morrisons.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB125242](http://williamhbrown.co.uk/Property/WSB125242)



Property Ref:  
WSB125242 - 0012

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.



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