



Elm High Road, Wisbech PE14 0DQ

Welcome to

Elm High Road, Wisbech

GENEROUSLY SIZED, VERSATILE ACCOMMODATION FOR THE GROWING FAMILY! Take a look inside this deceptively spacious family home located on the outskirts of Wisbech that has been extended and improved by its current owners. This lovely family home offers spacious accommodation from a 25 ft lounge /diner that has plenty of light from a bay window to the front and 2 windows to the side, a 13 ft fitted kitchen, a generous utility / shower room that features a shower, wc and plumbing for washing machine, 3 double bedrooms and a generous, 3 piece fitted family bathroom that completes the internal accommodation. Outside the property to the front is a generous driveway that can accommodate up to 6 cars and leads up to the double garage. The garage has a drive through ability for a vehicle to be able to access the rear garden. The rear garden offers a generous shed and summerhouse plus beyond a parcel of land that is on a separate title that was purchased almost 25 years ago. Both Land Titles will be merged on Completion. The property is connected to all mains electricity, gas, water and drainage, is double glazed throughout and is located close to local amenities. To fully appreciate all that is on offer and to avoid missing out, an early viewing is a must! contact us today to arrange your appointment!





Ground Floor

First Floor

Entrance Porch

Entrance Hall

Kitchen

12' x 13' 8" (3.66m x 4.17m)

Utility Room / Shower Room

13' 4" Max x 7' 11" (4.06m Max x 2.41m)

Lounge / Diner

25' x 10' 11" (7.62m x 3.33m)

Main Hallway

1st Floor Landing

Bedroom 1

10' 7" x 13' 10" (3.23m x 4.22m)

Bedroom 2

12' x 8' 6" (3.66m x 2.59m)

Bedroom 3

8' 4" x 13' 5" (2.54m x 4.09m)

Bathroom

11' 6" x 10' 3" (3.51m x 3.12m)

Front & Rear Gardens

Double Garage

18' 1" x 17' 10" (5.51m x 5.44m)

Extra Parcel Of Land

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to

Elm High Road, Wisbech

- Extended, Substantial Family Home
- 3 Double Bedrooms
- 25 ft Lounge Diner
- Generous Gardens
- Tax Band: C
- Double Garage
- Ample Off Road Parking

Tenure: Freehold EPC Rating: C

offers in excess of

£240,000



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 right hand side, opposite B&Q and Morrisons.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB125756



Property Ref:
WSB125756 - 0005

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.



william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk