



Elm Road, Wisbech PE13 2TA

Welcome to

Elm Road, Wisbech

FULLY RENOVATED!! Take a look at this spacious basement flat that offers huge benefits such as a share of the freehold, private rear garden & garage! Perfect for first time buyers or to add to your portfolio!! The property benefits from being FULLY refurbished, from complete electric re-wire, complete NEW heating and plumbing system including all pipework, re-plastered throughout, NEW Boiler, NEW carpets, NEW Bathroom and NEW Kitchen!! It's not one to be missed!! Located on the outskirts of Wisbech, this well presented home offers 2 double Bedrooms, NEW Bathroom, NEW Kitchen and a generous Lounge / Diner. There is also a garden room off the kitchen that leads out into the private, enclosed & gated rear garden! There is also off road parking for multiple cars and a single garage that has power & light! Offered with 1/3 ownership in the management firm and freehold! This property is not to be missed - Book your viewing today to appreciate what's on offer!! To find out more and to appreciate what is on offer, contact us today to organise your viewing before it's too late!





Lounge

13' 11" into Chimney Breast Recess x 12' 4" (4.24m into Chimney Breast Recess x 3.76m)

Kitchen

11' 6" x 7' 4" (3.51m x 2.24m)

Garden Room

10' 5" inc stairwell x 7' (3.17m inc stairwell x 2.13m)

Bedroom One

16' 5" max x 6' 11" (5.00m max x 2.11m)

Bedroom Two

11' 4" x 6' 2" (3.45m x 1.88m)

Bathroom

Rear Garden

Garage

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 Road, Wisbech

- FULLY RENOVATED!!
- 2 Double Bedroom, NEW Kitchen, NEW Bathroom
- Re-Wired, NEW plumbing and heating, NEW Boiler, Re-Plastered!
- 1/3 OWNERSHIP OF THE MANAGEMENT COMPANY
- Tax Band: A
- Single Garage & Off Road Parking!
- Private Rear Garden

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 19 Nov 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£130,000

Directions to this property:

Sat Nav Users: PE13 2TA



view this property online williamhbrown.co.uk/Property/WSB126008



Property Ref:
WSB126008 - 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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