



Hollycroft Road, Emneth WISBECH PE14 8AY

Welcome to

Hollycroft Road, Emneth WISBECH

VILLAGE LIFE ALL ON ONE LEVEL! Located just a short walk from the village centre and the local Primary School, this established detached bungalow is presented in immaculate condition and viewing is highly recommended! With four bedrooms and an 18' lounge, the property also benefits from a refitted kitchen, a refitted four-piece bathroom, a useful utility room and a detached double garage. There is also multi-vehicle off-road parking and a large decked area overlooking the generous rear garden with attractive water feature.





Utility Room

8' 4" x 8' 6" (2.54m x 2.59m)

Cloakroom

9' 5" x 2' 11" (1.65m x 0.89m)

Kitchen/Dining Room

17' 8" x 12' 1" (5.38m x 3.68m)

Inner Hallway

Lounge

18' 6" x 13' 7" (5.64m x 4.14m)

Bedroom One

9' 4" excluding wardrobes x 11' 4" (2.84m
excluding wardrobes x 3.45m)

Bedroom Two

9' 4" excluding wardrobes x 10' 10" (2.84m
excluding wardrobes x 3.30m)

Bedroom Three

10' x 10' 7" (3.05m x 3.23m)

Bedroom Four

7' 4" x 9' 10" (2.24m x 3.00m)

Bathroom

9' 1" x 8' 5" (2.77m x 2.57m)

Double Garage

21' x 21' (6.40m x 6.40m)

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

Hollycroft Road, Emneth WISBECH

- Established detached bungalow
- Four bedrooms
- Refitted kitchen & bathroom
- Detached double garage
- Tax Band: C

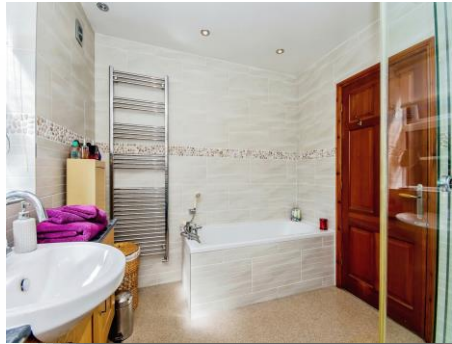
Tenure: Freehold EPC Rating: D

offers in excess of

£325,000

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Continue out of town and at the roundabout continue straight over. Follow the road along and turn left into Church Road, Emneth. Continue through the village of Emneth, into Gaultree Square and then into Hollycroft Road where the property will be found on your right hand side.



Please note the marker reflects the postcode not the actual property

[view this property online](https://www.williamhbrown.co.uk/Property/WSB126138) [williamhbrown.co.uk/Property/WSB126138](https://www.williamhbrown.co.uk/Property/WSB126138)



Property Ref:
WSB126138 - 0004

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