



Elmfield Drive, Elm Wisbech PE14 0DL

Welcome to

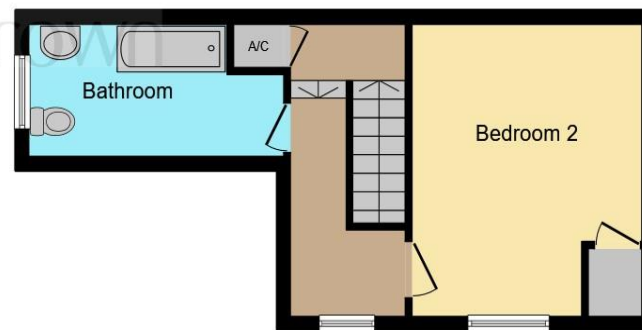
Elmfield Drive, Elm Wisbech

UPSTAIRS, DOWNSTAIRS! Situated in a quiet cul de sac location, this established chalet style house provides well-proportioned accommodation throughout and is available to the market with no onward chain! With three double bedrooms (two of which are to the ground floor) and an 18' kitchen, the property also benefits from a conservatory, a single garage and a sunny, south-facing rear garden.





Ground Floor



First Floor

Entrance Hall

Lounge

12' 9" maximum x 15' 9" (3.89m maximum x 4.80m)

Kitchen

8' 11" maximum x 18' 9" (2.72m maximum x 5.71m)

Conservatory

10' 3" x 13' (3.12m x 3.96m)

Bedroom One

11' 5" x 12' 1" (3.48m x 3.68m)

Bedroom Two

10' 5" x 11' 5" (3.17m x 3.48m)

First Floor Landing

Bedroom Three

13' 1" x 10' 11" maximum (3.99m x 3.33m maximum)

Bathroom

6' 1" x 12' 8" maximum (1.85m x 3.86m maximum)

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

Elmfield Drive, Elm Wisbech

- Established detached chalet
- Three double bedrooms
- Conservatory
- Quiet Cul-De-Sac Location
- No onward chain

Tenure: Freehold EPC Rating: Awaited

£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. At the roundabout proceed straight over and head out of Wisbech. Follow the road round to the left and then turn immediately left into Elmfield Drive where the property is on the left hand side.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB125707



Property Ref:
WSB125707 - 0003

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