



Peartree Way, Elm Wisbech PE14 0BS

Welcome to

Peartree Way, Elm Wisbech

We are delighted to present for sale this modern semi-detached house in a popular development set in the sought after village of Elm. This 2 bedroom semi-detached house is in excellent decorative condition throughout with accommodation comprising of Entrance Hall, Lounge, Kitchen Breakfast Room, First Floor Landing, 2 Bedrooms and Bathroom. To the front of the property a garden mainly laid to lawn, with driveway providing parking. Situated to the rear you will find an enclosed garden which is mainly laid to lawn with extensive patio area and timber garden shed. The property benefits from gas central heating and uPVC double glazing. Viewings are highly recommended.



FLOOR PLAN COMING SOON

Entrance

Lounge

9' 5" max x 13' 11" (2.87m max x 4.24m)

Kitchen Breakfast Room

12' 6" x 8' (3.81m x 2.44m)

First Floor Landing

Bedroom One

9' 5" + wardrobe x 12' 1" (2.87m + wardrobe x 3.68m)

Bedroom Two

6' 10" x 6' 10" (2.08m x 2.08m)

Bathroom

Outside

Welcome to

Peartree Way, Elm Wisbech

- Modern Semi-Detached House
- 2 Bedrooms
- First Floor Bathroom
- Kitchen / Diner
- Gas Central Heating & uPVC double glazing

Tenure: Freehold EPC Rating: D

£180,000

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, follow the road straight on and take the second turning right signposted Elm & Friday Bridge. Continue through the village of Elm taking note of the school on your left hand side. Turn right into Henry Warby Avenue, proceed along and turn left in to Peartree Way, where the property will be found on the right hand side.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB126296



Property Ref:
WSB126296 - 0002

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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