



Church Road, Emneth Wisbech PE14 8AA

Welcome to

Church Road, Emneth Wisbech

MORE THAN MEETS THE EYE! Situated in a non-estate location, this established semi-detached house has been heavily extended and provides deceptively spacious and flexible accommodation and sits on a generous plot. With three/four bedrooms (one of which is on the ground floor with en-suite wet room) and two reception rooms, the property also benefits from a fully integrated 18' kitchen/breakfast room, a useful utility room, PVCu double glazing, multi-vehicle off-road parking and a detached timber double garage. To the outside of the property you will find several outdoor power points, 9 solar panels and even a 3/4 person hot tub.





Lounge
10' 3" x 12' 3" Max (3.12m x 3.73m Max)

Ground Floor Bedroom
10' 4" x 11' 9" (3.15m x 3.58m)

En-Suite Wet Room
8' 11" x 7' 2" (2.72m x 2.18m)

Dining Room
10' 2" x 12' 3" Max (3.10m x 3.73m Max)

Rear Hallway

Utility Room
9' 9" x 6' 9" (2.97m x 2.06m)

Shower Room
9' 5" x 5' 9" (2.87m x 1.75m)

Side Lobby

Kitchen
18' 3" x 10' 4" (5.56m x 3.15m)

First Floor Landing

Bedroom One
10' 2" x 12' 4" Max (3.10m x 3.76m Max)

Bedroom Two
10' 3" x 12' 4" Max (3.12m x 3.76m Max)

Bedroom Three
9' 11" x 6' 11" (3.02m x 2.11m)

Outside

Double Garage
23' 10" x 15' 5" (7.26m x 4.70m)

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

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- Extended semi-detached house
- Three/four bedrooms
- Two reception rooms
- Timber double garage
- Solar Panels
- Non-estate location
- 3/4 Person Hot Tub

Tenure: Freehold EPC Rating: D

£270,000

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 take the third turning left into Church Road signposted Emneth. Continue along, past the church where the property can be found on your left hand side.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB126594



Property Ref:
WSB126594 - 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.

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