

# Elmfield Drive, Emneth Wisbech PE14 0DL



### Welcome to

# **Elmfield Drive, Emneth Wisbech**

Tucked away in a peaceful cul-de-sac on sought-after Elmfield Drive, this two double bedroom detached bungalow offers the perfect opportunity to create a personalised home in a serene setting. With life all on one level, this spacious bungalow is ideal for those seeking simplicity, comfort, and accessibility. Step inside and discover a layout that flows effortlessly-from the welcoming lounge to the light-filled conservatory, where you can unwind while overlooking the private rear garden. While the property would benefit from some modernisation, it presents a fantastic blank canvas for those looking to put their own stamp on a home. Outside, there's ample off-road parking for multiple vehicles, along with a single garage for secure storage or workshop space. Being offered with no onward chain, the move can be refreshingly swift and hassle-free. Whether you're downsizing, retiring, or simply seeking peace and privacy, this bungalow is packed with potential in a wonderfully quiet location. Arrange your viewing today and explore the possibilities of Elmfield Drive.















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

#### **Entrance Hall**

#### **Lounge** 14' x 12' 9" minimum ( 4.27m x 3.89m minimum )

**Kitchen** 11' 3" x 9' 5" ( 3.43m x 2.87m )

### Conservatory

8' plus recess x 13' 7" (2.44m plus recess x 4.14m )

#### **Bedroom One**

13' 10" excluding wardrobe x 10' 9" ( 4.22m excluding wardrobe x 3.28m )

#### **Bedroom Two**

11' 3" excluding wardrobe x 9' 3" ( 3.43m excluding wardrobe x 2.82m )

#### Shower Room

8' 7" x 5' 6" ( 2.62m x 1.68m )

#### Garage

16' 8" x 8' 10" ( 5.08m x 2.69m )

### Welcome to

## **Elmfield Drive, Emneth Wisbech**

- Established detached bungalow
- Two double bedrooms
- Conservatory
- Cul de sac location
- No onward chain

Tenure: Freehold EPC Rating: D

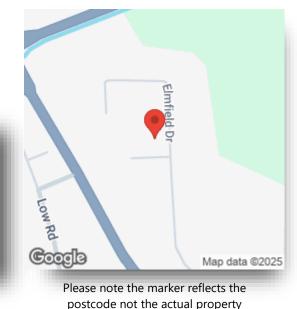
# £210,000

#### 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. Continue down and bear round to the left where the property is on the right hand side.







view this property online williamhbrown.co.uk/Property/WSB127133



Property Ref: WSB127133 - 0004 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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