









Welcome to

Church Road, Emneth Wisbech

Charming One-Bedroom Cottage with Church and Field Views. Set in the heart of Emneth along the picturesque Church Road, this delightful semi-detached cottage perfectly blends character and modern comfort. The property offers a cosy lounge featuring a multi-fuel stove, a separate dining room for entertaining, a bright garden room, and a stylish refitted kitchen. The bathroom and downstairs cloakroom have also been thoughtfully refitted, ensuring the home is ready to move straight into. Upstairs, the generous bedroom enjoys lovely views over the neighbouring church, adding to the property's peaceful charm. Outside, there is potential for off-road parking. Offering a rare combination of period charm, modern updates, and beautiful surroundings, this is a wonderful opportunity for those seeking a more relaxed pace of life.















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

Downstairs Cloakroom

4' 6" x 3' 3" (1.37m x 0.99m)

Kitchen

10' 6" maximum x 17' 10" maximum (3.20m maximum x 5.44m maximum)

Lounge

11' 5" x 11' 2" maximum (3.48m x 3.40m maximum)

Garden Room

7' 6" x 8' 5" (2.29m x 2.57m)

Stairs To First Floor

Bedroom

11' 6" x 10' 4" maximum (3.51m x 3.15m maximum)

Bathroom

Welcome to

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- Established semi-detached cottage
- One bedroom
- Three reception rooms
- Refitted kitchen, bathroom and cloakroom
- Church and field views

Tenure: Freehold EPC Rating: D

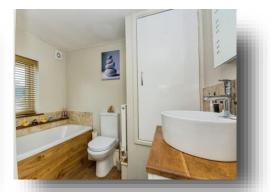
Council Tax Band: A

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 where the property can be found on your right hand side, just past the Church.

£164,950







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Map data @2025

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127244



Property Ref: WSB127244 - 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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