









## Welcome to

# Elm Road, Wisbech

Three-Bedroom Detached Home with Huge Potential - No Onward Chain. Situated on Elm Road, close to schools and local amenities, this established detached house offers an exciting opportunity for those looking to modernise and create a home to their own taste. The property features three bedrooms, two reception rooms, a kitchen with adjoining utility room, and offers scope for further improvement throughout. Outside, there is potential to create off-road parking (subject to necessary consents). Requiring modernisation but brimming with potential, and offered with no onward chain, this is a fantastic chance to secure a well-located property and add real value.















# **Ground Floor**



**First Floor** 

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

### Lounge

11' 9" x 15' 6" maximum ( 3.58m x 4.72m maximum )

#### **Dining Room**

10' 10" x 15' 9" maximum ( 3.30m x 4.80m maximum )

#### Kitchen

7' 9" x 15' 2" maximum ( 2.36m x 4.62m maximum )

### Utility

6' 9" x 8' 6" ( 2.06m x 2.59m )

## **First Floor Landing**

#### **Bedroom One**

11' 11" x 14' 2" exc. wardrobes ( 3.63m x 4.32m exc. wardrobes )

#### **Bedroom Two**

11' x 15' 8" maximum ( 3.35m x 4.78m maximum )

#### **Bedroom Three**

7' 9" x 12' 5" ( 2.36m x 3.78m )

#### **Bathroom**

7' 3" x 6' 1" ( 2.21m x 1.85m )

#### Outside

## Welcome to

## Elm Road, Wisbech

- Established detached house
- Three bedrooms
- Two reception rooms
- In need of modernisation
- No onward chain

Tenure: Freehold EPC Rating: D

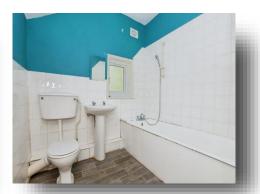
Council Tax Band: C

#### Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Proceed along and turn right into Elm Road where the property is on the right hand side.

# £180,000







Elm Rd Map data ©2025

Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/WSB127274



Property Ref: WSB127274 - 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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