



**Elm High Road, WISBECH PE14 0DW**

## Welcome to

### Elm High Road, WISBECH

Located along Elm High Road in Wisbech, this surprisingly spacious 3-bedroom terraced home offers a fantastic layout and generous living areas-ideal for families or buyers looking for extra room in a convenient location.

On entry, you're welcomed into a large dining room, perfect for family meals or entertaining. Walk through to find a comfortable lounge, which then flows into the bright kitchen/breakfast room-a great space for daily living. A separate utility room with a downstairs WC adds extra practicality. Upstairs, the home features three generously sized bedrooms, making it ideal for a growing family. The family bathroom is accessed via the third bedroom, making it a great guest space or even a dressing room/home office if preferred. To the rear, you'll find a low-maintenance garden with attractive paving throughout-perfect for relaxing, hosting, or adding your own touch with pots or raised beds. Set in a well-connected location close to shops, schools, and the A47, this home offers great value for the amount of space and is ready for its next owner to move in and enjoy.





## Ds Wc

### Lounge

14' 4" x 13' 3" ( 4.37m x 4.04m )

### Dining Room

11' 5" plus bay x 13' 4" max ( 3.48m plus bay x 4.06m max )

### Kitchen

17' 3" x 7' 1" ( 5.26m x 2.16m )

### Utility Room

7' 8" x 4' 11" ( 2.34m x 1.50m )

### Bedroom 1

13' 6" into chimney x 11' 5" ( 4.11m into chimney x 3.48m )

### Bedroom 2

10' 5" into bay x 11' 5" ( 3.17m into bay x 3.48m )

### Bedroom 3

15' 6" x 7' 3" ( 4.72m x 2.21m )

### Family Bathroom

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](http://www.focalagent.com)

## Welcome to

### Elm High Road, WISBECH

- Spacious 3-bedroom terraced home
- Large dining room & separate lounge
- Kitchen/breakfast room plus utility area
- Low-maintenance paved rear garden
- Close to schools, shops & A47 access

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £180,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB127208](https://williamhbrown.co.uk/Property/WSB127208)



Property Ref:  
WSB127208 - 0002

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## Directions to this property:

From Wisbech Freedom Bridge roundabout take the A1101 signposted Downham Market. Proceed out of town, over the A47 bypass and continue along. Follow the road round to the left and continue for approximately 500 yards where the property can be found on your right hand side. Look for our board.



william h brown



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