



Ellerby Drive, Wisbech PE14 0TA

Welcome to

Ellerby Drive, Wisbech

This 2-bedroom detached chalet-style home is presented in excellent condition and is located just a short distance from Wisbech town centre. The ground floor features a welcoming lounge, a spacious kitchen/diner ideal for entertaining, and a modern shower room-great for guests or convenience. Upstairs are two generous double bedrooms and a well-appointed family bathroom, making this an ideal layout for a variety of buyers. Externally, the home benefits from a private driveway, a single garage, and an enclosed rear garden offering plenty of outdoor space. With double glazing, gas central heating, and a strong EPC rating of B, this property is energy-efficient and low maintenance. Located close to local amenities, schools, and transport links, this property is an ideal home for professionals, small families, or those looking to downsize. Viewing is highly recommended!





Ground Floor



First Floor

Entrance Hall

Kitchen/Diner

Lounge

Shower Room

First Floor Landing

Bedroom One

Bedroom Two

Bathroom

Outside

Garage

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

Welcome to

Ellerby Drive, Wisbech

- Detached modern chalet-style home
- Two spacious double bedrooms
- Driveway & single garage
- Gas central heating & double glazing
- Close to town & amenities
- No Chain

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£215,000



view this property online williamhbrown.co.uk/Property/WSB127353

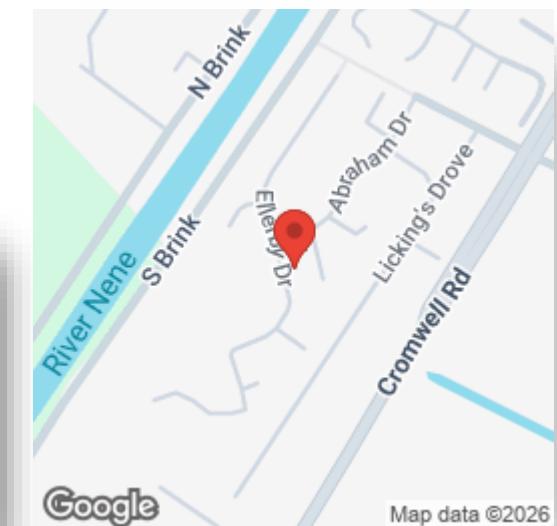
1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements 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.



Property Ref:
WSB127353 - 0005

Directions to this property:

From Wisbech Freedom Bridge roundabout take the former A47, Nene Quay, to the first set of traffic lights and continue straight on. Proceed along into Cromwell Road and turn right at the junction opposite Weasenham Lane. Follow the road round into Abraham Drive, continue along and turn right into Ellerby Drive.



Please note the marker reflects the postcode not the actual property

 **william h brown**



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