



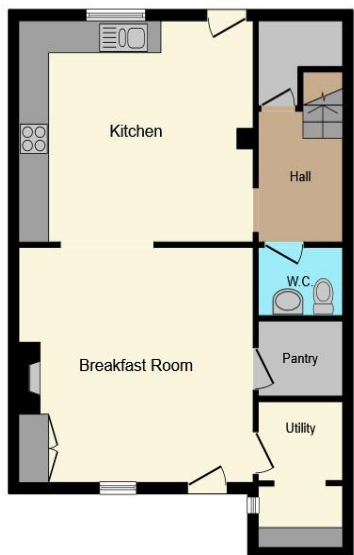
Elm Road, Wisbech PE13 2TB

Welcome to

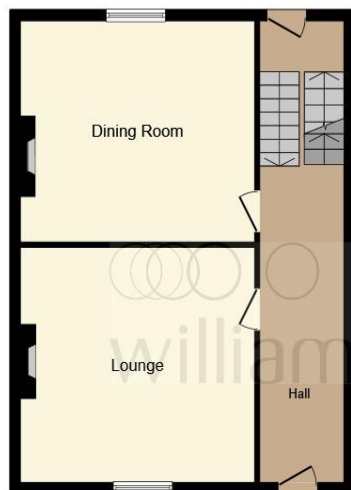
Elm Road, Wisbech

Dating back to 1879, this beautifully presented Victorian family home is set over four floors and offers an impressive combination of character, charm and modern living. With four double bedrooms, three reception rooms, kitchen and two bathrooms, this property provides spacious and versatile accommodation for the whole family. The property showcases numerous original fireplaces and period details, while the layout makes the most of the space across its four levels: Lower Ground Floor: A stylish kitchen with SMEG range-style oven, archway through to a generous breakfast room with multi-fuel stove, plus a pantry, utility room and separate WC. Ground Floor: A welcoming hallway leads to two elegant reception rooms - a lounge with feature open fireplace and a formal dining room, both with sash windows. First Floor: Two spacious double bedrooms and a beautifully appointed family bathroom with feature bath and separate shower. Second Floor: Two further double bedrooms, both with storage, and a second bathroom. Outside, the home continues to impress with its blend of historic character and modern comfort. This is a rare opportunity to purchase a period home in such excellent condition. Viewing is essential to truly appreciate all this wonderful property has to offer.





Basement



Ground Floor



First Floor



Second Floor

Ds Wc

Lounge

15' 5" x 14' 6" (4.70m x 4.42m)

Dining Room

15' 5" x 13' 9" (4.70m x 4.19m)

Kitchen

15' 6" x 13' 7" (4.72m x 4.14m)

Breakfast Room

14' 6" x 15' 8" (4.42m x 4.78m)

Utility

9' 1" x 5' 9" (2.77m x 1.75m)

Family Bathroom

Family Bathroom

Bedroom 1

13' 7" x 15' 6" (4.14m x 4.72m)

Bedroom 2

13' 2" x 14' 5" (4.01m x 4.39m)

Bedroom 3

13' 11" x 15' 3" (4.24m x 4.65m)

Bedroom 4

14' 6" x 15' 3" (4.42m x 4.65m)

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

Elm Road, Wisbech

- Stunning Victorian town house dating back to 1879
- Set across four floors
- Four double bedrooms
- Three reception rooms
- Ideal family home with modern touches throughout
- Original character features including working fireplaces
- Presented to an extremely high standard

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£375,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127720



Property Ref:
WSB127720 - 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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