



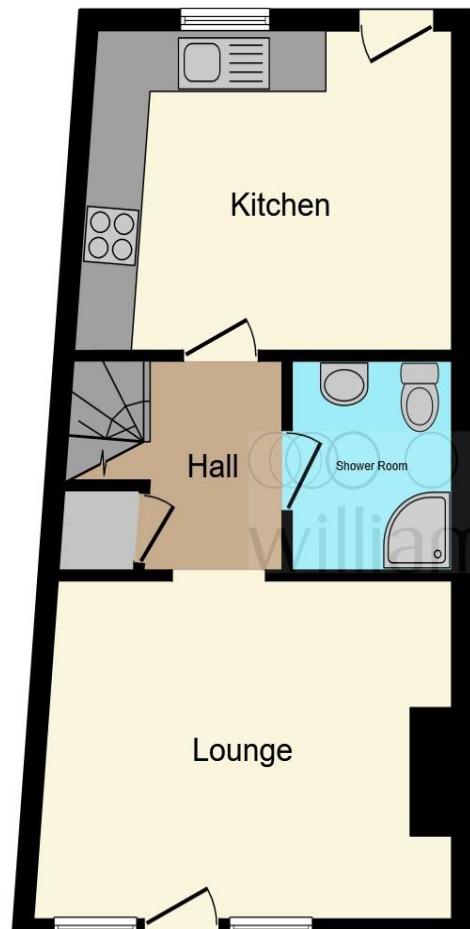
**The Wroe, Emneth, WISBECH, PE14 8AL**

## Welcome to

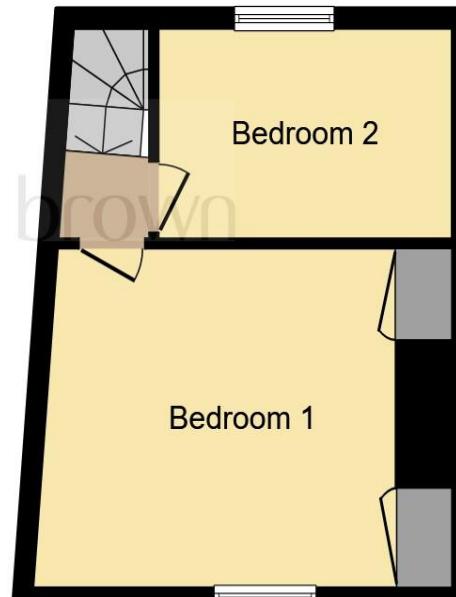
### The Wroe, Emneth WISBECH

Set in the heart of the sought-after village of Emneth, this charming end of terrace cottage offers the perfect blend of character, comfort and convenience. The ground floor welcomes you with a cosy lounge, a well-equipped kitchen and a modern shower room. Upstairs, you'll find two well-proportioned bedrooms providing a comfortable retreat. Outside, the low maintenance rear garden offers an easy-care space to relax, entertain or enjoy a morning coffee. This property makes an ideal first home, a low-maintenance option for downsizers, or a fantastic investment opportunity. Emneth itself is a thriving village with plenty of amenities, including convenience shops, a park, a primary school and nursery, hairdressers, village hall, luxury private spa, swim school, café and church - all adding to the appeal of this location.





**Ground Floor**



**First Floor**

**Lounge**

13' 4" max x 10' 11" ( 4.06m max x 3.33m )

**Kitchen**

10' 7" x 9' 6" ( 3.23m x 2.90m )

**Shower Room**

**Bedroom 1**

12' 1" max x 10' 10" ( 3.68m max x 3.30m )

**Bedroom 2**

9' 6" x 6' 9" ( 2.90m x 2.06m )

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

### The Wroe, Emneth, WISBECH

- End of terrace cottage
- Two bedrooms
- Ground floor modern shower room
- Well-equipped kitchen
- Low maintenance rear garden
- Ideal for first-time buyers, downsizers or investors
- Popular village location with excellent amenities

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in excess of

**£145,000**



view this property online [williamhbrown.co.uk/Property/WSB127699](http://williamhbrown.co.uk/Property/WSB127699)

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:  
WSB127699 - 0004

#### Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Continue out of town and at the roundabout proceed straight over. Continue along and take the left hand turning signposted Emneth. Follow this road along into the village into Gaultree Square. Turn right into The Wroe where the property will be found on the right hand side.



Please note the marker reflects the postcode not the actual property



**01945 464451**



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,  
PE13 1DE



**williamhbrown.co.uk**