



**High Road, Elm Wisbech PE14 0AA**

## Welcome to

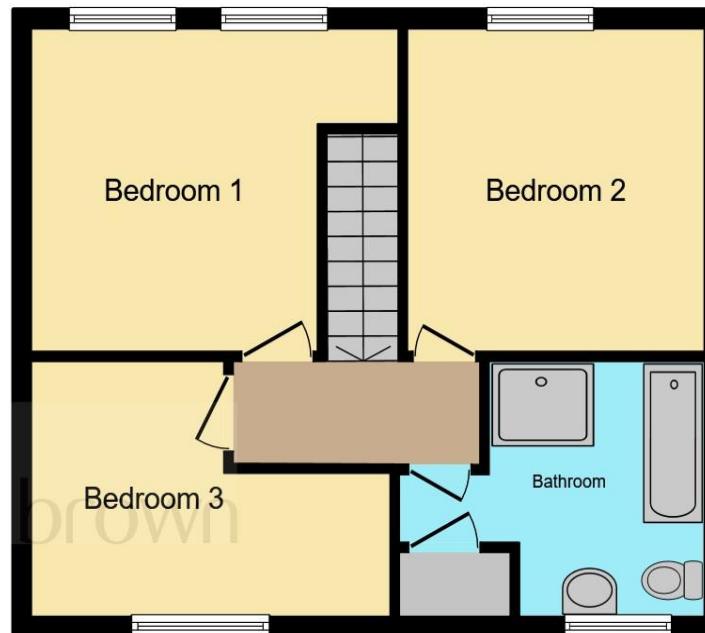
### High Road, Elm Wisbech

Offering surprisingly spacious and flexible accommodation, this established end terraced house is ideal for growing families, home workers or buyers seeking generous living space with the benefit of no onward chain. The ground floor features three distinct reception areas, providing excellent versatility for formal dining, relaxed family living or dedicated work-from-home space. The refitted kitchen is both stylish and practical, while a downstairs cloakroom/utility room adds valuable everyday convenience. Upstairs, the property offers three good-sized bedrooms, all served by a refitted four-piece family bathroom, finished to a modern standard and designed for comfort. Outside, the home enjoys an enclosed rear garden, offering a private outdoor retreat, while off-road parking provides ease and practicality. Well-presented throughout and ready for immediate occupation, this is a well-balanced home that combines space, functionality and convenience in equal measure.





**Ground Floor**



**First Floor**

**Dining Room**  
10' 10" x 10' 9" ( 3.30m x 3.28m )

**Kitchen**  
9' 2" x 10' 9" ( 2.79m x 3.28m )

**Rear Hallway**

**Utility/Downstairs  
Cloakroom**

**Living Room**  
20' 10" x 12' 11" maximum ( 6.35m x 3.94m maximum )

**Study**  
8' x 10' 5" ( 2.44m x 3.17m )

**First Floor Landing**

**Bedroom One**  
10' 11" x 10' 11" plus recess ( 3.33m x 3.33m plus recess )

**Bedroom Two**  
11' x 9' 7" ( 3.35m x 2.92m )

**Bedroom Three**  
9' 6" x 12' 11" maximum ( 2.90m x 3.94m maximum )

**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)

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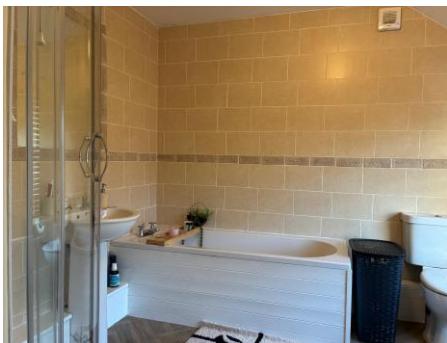
### High Road, Elm Wisbech

- Established end terraced house
- Three bedrooms
- Three reception areas
- Off-road parking
- No onward chain

Tenure: Freehold EPC Rating: C

Council Tax Band: B

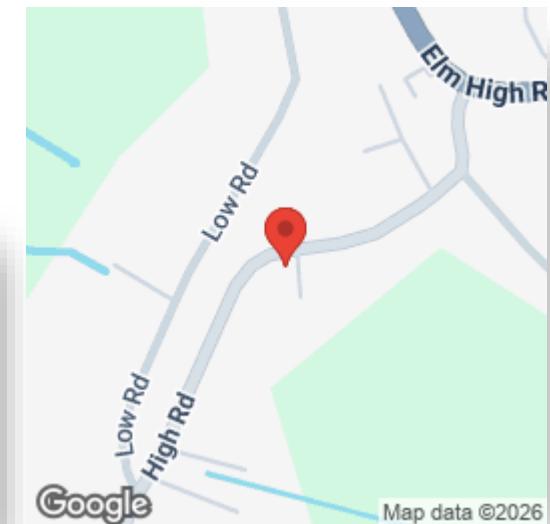
# £180,000



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#### Directions to this property:

From the Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Continue out of town taking note of B & Q on your left hand side. Proceed straight over the roundabout and take the second right hand turning into High Road. Continue along where the property will be found on the right hand side.



Please note the marker reflects the postcode not the actual property



Property Ref:  
WSB128107 - 0002

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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