



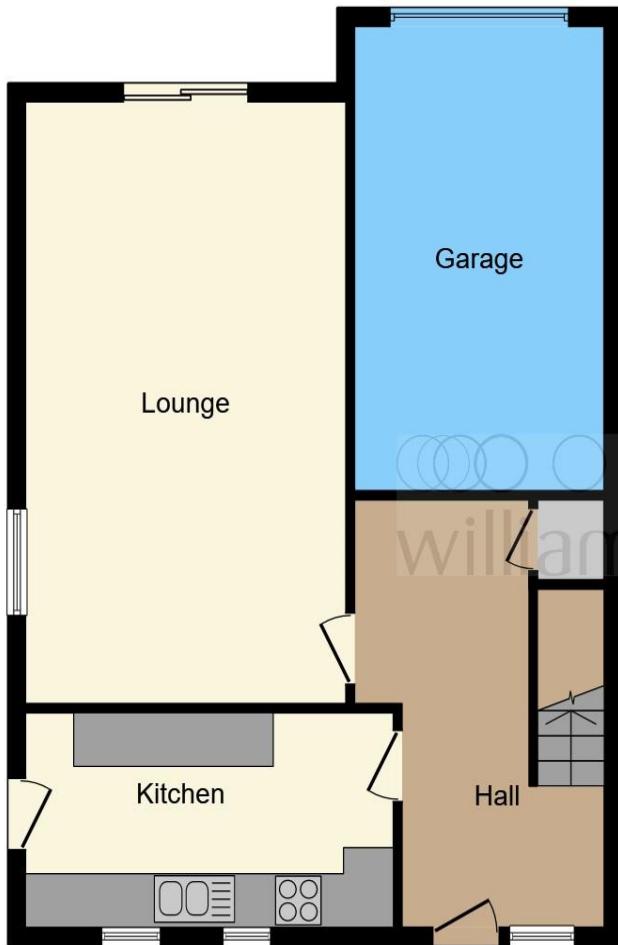
High Road, Elm Wisbech PE14 0AA

Welcome to

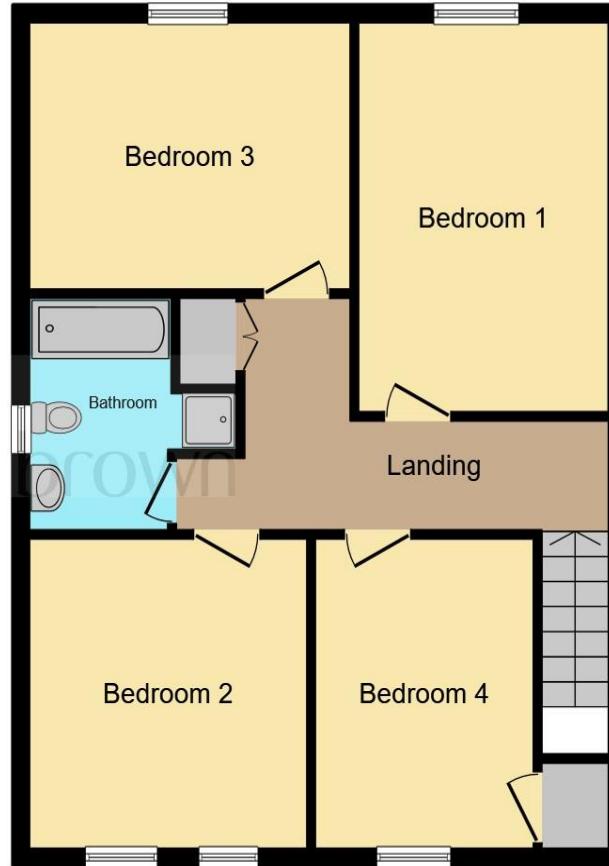
High Road, Elm Wisbech

Located in the popular village of Elm, near Wisbech, this four-bedroom semi-detached house offers excellent space and plenty of scope to personalise and make your own. The ground floor features a large entrance hall, a bright lounge/diner, and a practical kitchen. Upstairs, there are four bedrooms and a family bathroom, providing flexible accommodation for families or those in need of extra space. Externally, the property benefits from a private rear garden, off-road parking for multiple vehicles, and a garage that is both higher and wider than a standard single, ideal for storage, hobbies, or larger vehicles. With its spacious layout and sought-after location, this property is a fantastic opportunity for buyers looking to create their perfect home.





Ground Floor



First Floor

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

Lounge/Diner

22' 1" x 12' 8" (6.73m x 3.86m)

Kitchen

14' 6" x 8' (4.42m x 2.44m)

Bedroom 1

14' 3" x 9' 11" (4.34m x 3.02m)

Bedroom 2

10' 11" x 11' 4" (3.33m x 3.45m)

Bedroom 3

12' 8" x 8' 3" (3.86m x 2.51m)

Bedroom 4

8' x 11' 4" (2.44m x 3.45m)

Family Bathroom

Welcome to

High Road, Elm Wisbech

- Semi-detached 4-bedroom home
- Spacious lounge/diner and kitchen
- Private rear garden
- Off-road parking for multiple vehicles
- Great location in Elm, Wisbech

Tenure: Freehold EPC Rating: D

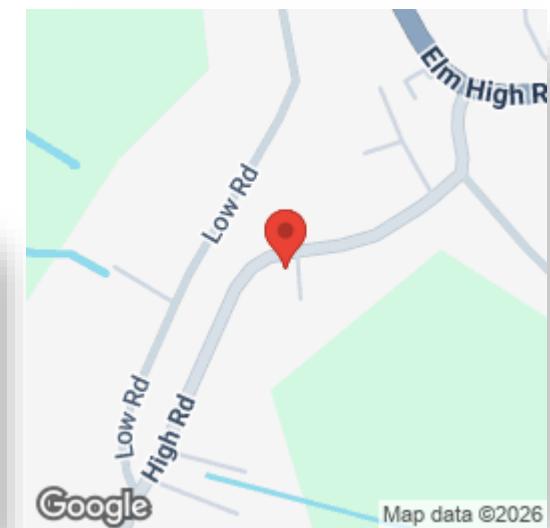
Council Tax Band: C

offers in excess of

£170,000

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 first right hand turning into Low Road. Continue along where the property will be found on the left hand side.



view this property online williamhbrown.co.uk/Property/WSB128152

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:
WSB128152 - 0002

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