

**ROBERT
HALE
HOMES FOR
SALE**

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**HOLLYCROFT
LOW ROAD, ELM,
PE14 0DD**

THE PROPERTY: THREE/FOUR BEDROOMED DETACHED COTTAGE OF GREAT CHARACTER & SITUATED IN THIS HIGHLY POPULAR VILLAGE WITH ITS OWN SHOP, PUB & SCHOOL * 20' LOUNGE/DINER * USEFUL UTILITY * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * MULTI VEHICLE OFF ROAD PARKING * LOW MAINTENANCE GARDENS TO REAR, NOT OVERLOOKED * VIEW QUICKLY!

THE PRICE: £235,000 FREEHOLD EPC BAND

REF. 9048

SELLING? FREE, FREE, VALUATIONS!

For your own peace of mind, always have an independent survey,
and always test all systems and appliances!
Items displayed in photographs may not necessarily be included.



REF: 9048 HOLLYCROFT, LOW ROAD, ELM

COUNCIL TAX: BAND B FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech office turn right onto the dual carriageway. Proceed to the roundabout and go straight over. After a short distance turn first right, at the 'T' junction turn left, the property will be seen on the left hand side in due course.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE HALL: With stairway off;

LOUNGE/DINER: 20'6"(max) x 15'1" »(max) with reconstituted stone fire surround with gas point, built in linen cupboard;

GROUND FLOOR BEDROOM NO 4:
13'5"(max) x 8'9"(max);

KITCHEN: 12'4"(max) x 10'4"(max) with range of wall cupboards, tiled floor, gas cooker, preparation surfaces with drawers & cupboards under, inset 1 ½ bowl stainless steel single drainer sink unit with mixer tap;

GROUND FLOOR WETROOM/W.C.:
With thermostatic shower, low level w.c., hand wash basin;

UTILITY: With tiled floor, work top with space/plumbing under for automatic washing machine, double wall cupboard;

DOUBLE GLAZED SIDE LOBBY/CONSERVATORY:
With tiled floor, doors off to front and rear;

FIRST FLOOR:

LANDING:

SEPARTATE W.C.: With low level w.c.;

BEDROOM NO 1: 12'6"(max) x 11'(max) with built in wardrobe/cupboard;

BEDROOM NO 2: 12'9"(max) x 8'8"(max) with built in cupboard housing Ideal gas fired combi boiler;

BEDROOM NO 3: 8'10"(max) x 7'5"(max);

OUTSIDE: **TIMBER STORE SHEDS: COLD WATE TAP:**

GARDENS: To front, down to a shingle multi vehicle off road parking space with shrubs, beds and a concrete pathway to the side entrance door. Timber gate to the other side of the house opens onto a pathway leading to the generous low maintenance rear garden, not overlooked which is part own to shingle with pathways and a paved patio.



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