



Hollycroft Road, Emneth, WISBECH, PE14 8AY

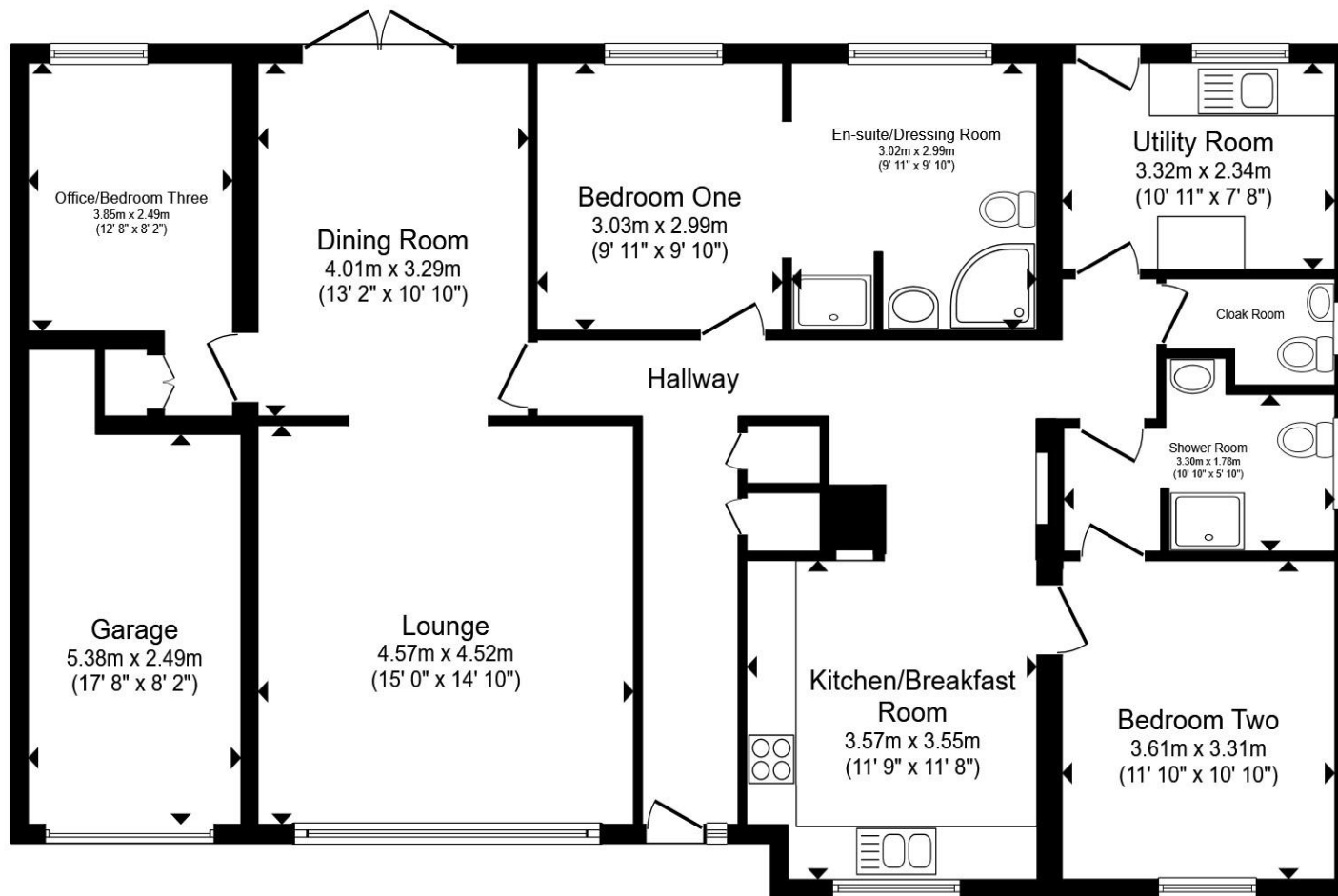
Welcome to

Hollycroft Road, Emneth, WISBECH

Situated within a highly regarded village location close to local amenities, this spacious established detached bungalow offers versatile and well-appointed accommodation ideal for a wide range of buyers.

The property provides two double bedrooms and a good size single third bedroom, with the principal bedroom benefiting from a dressing room and en-suite shower room, creating a superb private suite. Bedroom two enjoys access to a Jack and Jill en-suite, while bedroom three offers flexibility for use as a guest room, hobby room or study. The bungalow also features two reception rooms, providing excellent living and entertaining space, together with a useful utility room for additional practicality. A particular highlight is the refitted kitchen/breakfast room, thoughtfully updated with modern fittings and ample dining space. Externally, the property benefits from a single garage and multi-vehicle off-road parking. To the rear is a sunny garden, ideal for enjoying afternoon and evening sunshine. Combining generous accommodation, modern improvements and a desirable village setting, this is an excellent opportunity to secure a substantial detached bungalow in a sought-after location. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Entrance Hall

Cloakroom

Dining Room

Lounge

Kitchen/Breakfast Room

Utility Room

Master Bedroom

Dressing Room

En-Suite

Bedroom Two

Jack And Jill En-Suite

Bedroom Three

Garage

Agents Note:

'Heating to the property is served by Oil.
Please contact the branch for more details'

Total floor area 140.9 m² (1,517 sq.ft.) approx

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.propertybox.io

Welcome to

Hollycroft Road, Emneth, WISBECH

- GUIDE £280,000-£290,000
- Established detached bungalow
- 2 Double Bedrooms & 1 Single Bedroom
- Two reception rooms
- Garage and off-road parking
- Sunny, west-facing rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£280,000

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Continue out of town and at the roundabout continue straight over. Follow the road along and turn left into Church Road, Emneth. Continue through the village of Emneth into Hollycroft Road where the property will be found on the right hand side.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128581



Property Ref:
WSB128581 - 0006

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk