



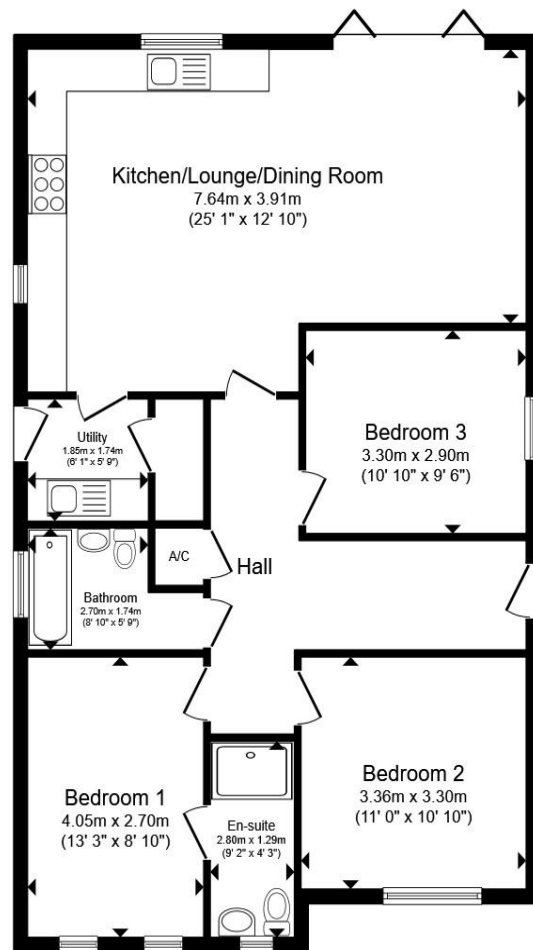
Elm High Road, Emneth, Wisbech, PE14 0FE

Welcome to

Elm High Road, Emneth, Wisbech

Offered for sale with no chain....modern detached bungalow located off Elm High Road, set back from the road on a private driveway of four properties. Approximately 1 year old this wonderful bungalow offers spacious and well presented accommodation including entrance hall, Open plan Kitchen living area with integrated appliances, three bedrooms with en suite to master, there is also a further family bathroom and utility room. Externally the property boasts off road parking with enclosed rear garden mainly laid to lawn with patio area. 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.





Total floor area 94.4 m² (1,016 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

Agents Note:

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

Small private road for access to the 4 bungalows.

Entrance Hall

Kitchen/Living Area

Utility

Bedroom One

En Suite

Bedroom Two

Bedroom Three

Bathroom

Welcome to

Elm High Road, Emneth, Wisbech

- Modern detached bungalow
- Three bedrooms
- En suite to master and family bathroom
- Open plan kitchen/living area
- Utility room
- Off road parking and enclosed rear garden

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£280,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128641



Property Ref:
WSB128641 - 0004

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.



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