



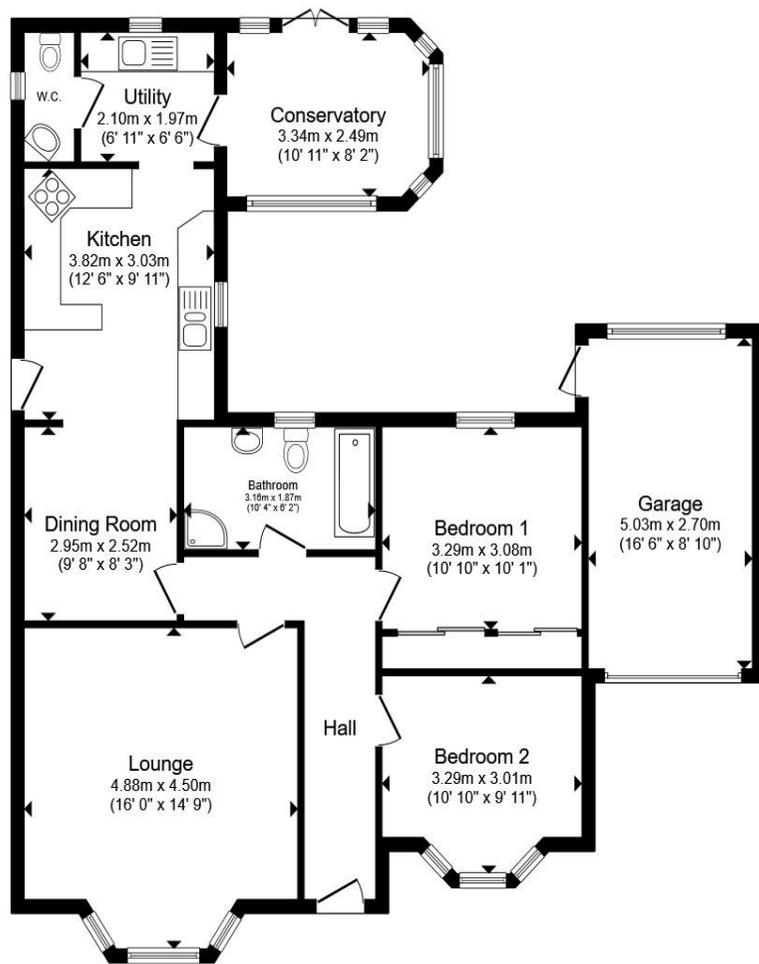
Church Road, Emneth Wisbech PE14 8AA

Welcome to

Church Road, Emneth Wisbech

Located on a peaceful lane in the heart of Emneth, this beautifully presented two bedroom detached bungalow offers spacious and flexible accommodation, ideal for those seeking comfortable single-storey living close to village amenities. The accommodation comprises a welcoming entrance hall, a large lounge, separate dining room opening into the kitchen. Utility room, and a conservatory overlooking the rear garden. There are two bedrooms, with the main bedroom benefitting from fitted wardrobes, along with a family bathroom featuring both a bath and shower, plus an additional WC. Externally, the property continues to impress with off-road parking, side access, and a 19ft double-ended garage. The south-facing rear garden is beautifully maintained, featuring a raised decked seating area, lawn, and a variety of mature plants and shrubs - an ideal space to relax and enjoy the peaceful surroundings. With its quiet location, excellent layout, and proximity to local shops, pubs, and services, this is a standout bungalow that truly must be viewed to be appreciated





Entrance Hall

Lounge

Kitchen

Dining Room

Utility Room

Wc

Conservatory

Bedroom One

Bedroom Two

Family Bathroom

Garage

Agents Note:

'There is a easement on the title, please enquire with the branch' - Access via Private Road.

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

Total floor area 106.3 m² (1,144 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

Church Road, Emneth Wisbech

- Two bedroom detached bungalow
- Quiet lane position on Church Road, Emneth
- Walking distance to village shops and amenities
- Two reception rooms plus conservatory
- Family bathroom plus additional WC
- Bedroom one with fitted wardrobes
- Fischer heating system
- Off-road parking

Tenure: Freehold EPC Rating: E

Council Tax Band: B

£270,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128190



Property Ref:
WSB128190 - 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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