



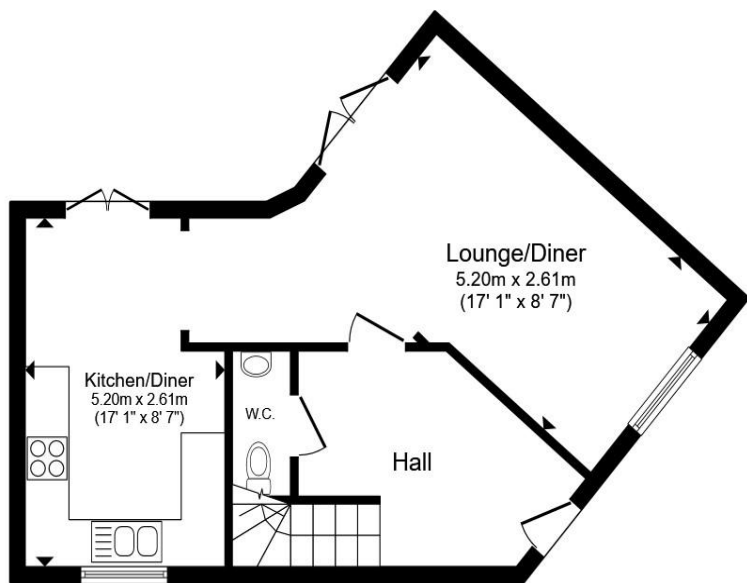
**Grove Gardens, Elm Wisbech PE14 0JQ**

## Welcome to

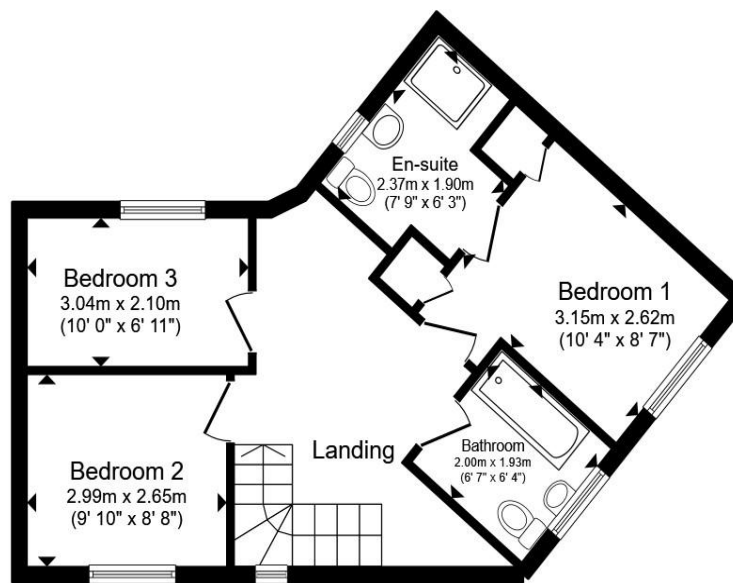
### Grove Gardens, Elm Wisbech

An excellent opportunity to acquire a 40% shared ownership interest in this modern semi-detached house, beautifully presented throughout and situated within a quiet cul de sac location. The property offers well-proportioned and stylish accommodation, ideal for first-time buyers looking to step onto the property ladder. There are three bedrooms, with the principal bedroom benefiting from an en-suite shower room. The ground floor features a spacious 17' lounge/dining room, providing a comfortable and versatile living space. A standout feature is the impressive 17' fully integrated kitchen/breakfast room, fitted with built-in appliances and offering ample space for dining. A downstairs cloakroom adds further practicality. Externally, the home benefits from two allocated parking spaces and enjoys a pleasant position within the development. Presented in immaculate condition throughout, this is a fantastic opportunity to purchase a well-maintained modern home through a shared ownership scheme, making home ownership more accessible while enjoying generous living space. (Eligibility criteria and rent payable on the remaining share to be confirmed.)





**Ground Floor**



**First Floor**

- Entrance Hall**
- Downstairs Cloakroom**
- Lounge/Dining Room**
- Kitchen/Breakfast Room**
- First Floor Landing**
- Master Bedroom**
- En-Suite**
- Bedroom Two**
- Bedroom Three**
- Family Bathroom**

Total floor area 86.0 m<sup>2</sup> (925 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](http://www.propertybox.io)



## Welcome to

### Grove Gardens, Elm Wisbech

- **\*\*Shared ownership\*\***
- 40% share, option to purchase 100% at £240,000
- Semi-detached house
- Three bedrooms with en-suite to master
- Cul de sac location

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 632.76

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Oct 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £96,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/WSB128456](https://www.williambrown.co.uk/Property/WSB128456)



Property Ref:  
WSB128456 - 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.

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.

## Directions to this property:

From the Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Continue out of town taking note of Morrisons on your left hand side. At the roundabout proceed straight on and take the second turning right signposted Elm & Friday Bridge. Continue along and turn right into Grove Gardens, where the property will be found on the right hand side.



william h brown



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