



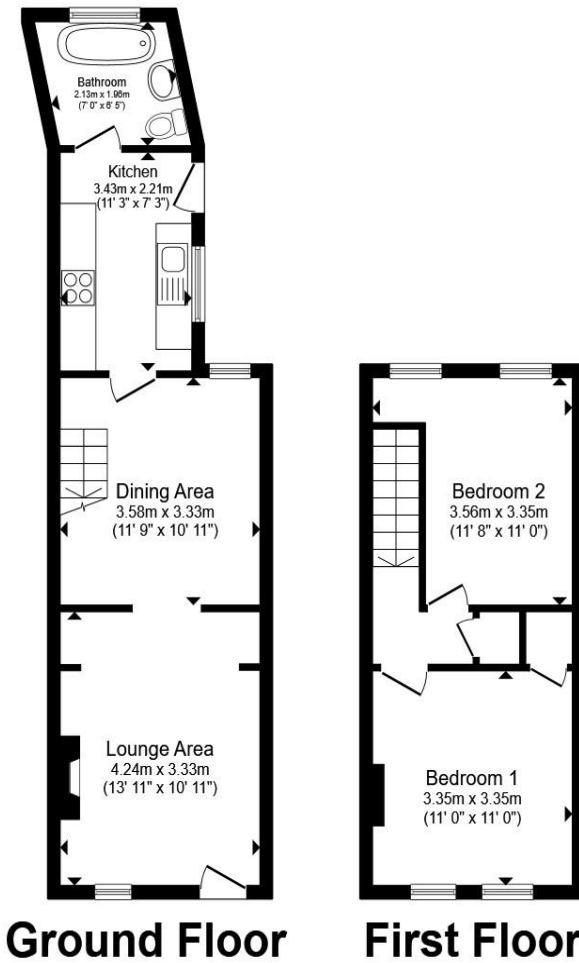
**Lakenham Terrace, Low Road, Elm, Wisbech PE14 0DE**

## Welcome to

### Lakenham Terrace, Low Road, Elm, Wisbech

Situated in a non-estate location, this established end terraced house offers spacious and well-maintained accommodation, ideal for first-time buyers, downsizers or investors alike. The property features two double bedrooms, both providing comfortable and versatile living space. To the ground floor are two reception areas, offering flexibility for separate living and dining spaces or a potential home office area. The home benefits from a refitted kitchen, thoughtfully updated with modern units and work surfaces, along with a refitted ground floor bathroom, finished in a contemporary style. Further advantages include gas radiator central heating and PVCu double glazing, enhancing comfort and energy efficiency throughout. Externally, the property boasts private driveway parking, a highly desirable feature for homes of this style and location. Combining modern improvements with practical living space, this is an excellent opportunity to secure a well-presented home ready for immediate occupation.





**Lounge**

**Dining Area**

**Kitchen**

**Ground Floor Bathroom**

**First Floor Landing**

**Bedroom One**

**Bedroom Two**

**Agents Note:**

'There is a easement on the title, please enquire with the branch' - Footpath to the side.

'Waste from the property is served by Septic Tank. Contact the branch for more details'

Total floor area 65.5 m<sup>2</sup> (705 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

## Lakenham Terrace, Low Road, Elm, Wisbech

- Established end terraced house
- Two double bedrooms
- Two reception areas
- Refitted kitchen and bathroom
- Private driveway parking

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £165,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/WSB128530](https://www.williambrown.co.uk/Property/WSB128530)



Property Ref:  
WSB128530 - 0005

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 Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Proceed to the fifth set of traffic lights and continue straight on. Follow the road to the roundabout and continue straight on. Turn right into Low Road and follow the road round to the left where the property will be found on your left hand side, look for our board.



william h brown



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