

**ROBERT
HALE
HOMES FOR
SALE**

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WISBECH

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**51 HIGH ROAD
ELM
PE14 0AA**

THE PROPERTY: BEAUTIFULLY PRESENTED SPACIOUS NINETEENTH CENTURY THREE BEDROOM SEMI DETACHED HOUSE OF ENORMOUS CHARACTER SITUATED IN THIS HIGHLY SOUGHT AFTER VILLAGE WITH SCHOOL SHOP PUB *360 SQ FT LOUNGE *MASSES OF PARKING PLUS GARAGE *FITTED KITCHEN WITH NEWHOME RANGE! *ENCLOSED LOW MAINTENANCE GARDENS TO REAR *GAS FIRED CENTRAL HEATING *DOUBLE GLAZING *REALLY MUST BE VIEWED TO BE FULLY APPRECIATED *MAKE AN APPOINTMENT TO AVOID DISAPPOINTMENT!

THE PRICE: £275,000 FREEHOLD EPC BAND D REF. 9041

SELLING? FREE, FREE, VALUATIONS!

For your own peace of mind, always have an independent survey,
and always test all systems and appliances!
Items displayed in photographs may not necessarily be included.



REF: 9041 51 HIGH ROAD, ELM

COUNCIL TAX: BAND B FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech office turn right onto the A1101 dual carriageway Downham Market Road. Follow the road for about 1.4 miles then turn right at the China Rose signed Elm and Friday Bridge. The property is shortly on the right hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE CANOPY:

ENTRANCE HALL: With laminate floor.

LOUNGE: 19'3" (max) x 18'8" (max) With laminate floor, feature fire surround enclosing an open fire, open view stairway off.

KITCHEN/BREAKFAST ROOM:

17'6" (max) x 13'4" (max) With part laminate and part tiled floor, peninsular breakfast bar with cupboards under, range of wall cupboards, inset single drainer sink unit with mixer tap and cupboards under, space/plumbing for dishwasher, preparation surfaces with drawers and cupboards under, Newhome gas/electric Range, electric hob hood, part tiled walls.

GROUND FLOOR CLOAKROOM/W.C.:

With corner cupboard, free standing cupboard, low level w.c., pedestal wash basin.

UTILITY:

With space/plumbing for automatic washing machine, space/plumbing for tumble drier, fitted shelf, fitted cupboard.

FIRST FLOOR:

LANDING:

With access to loft, built-in airing cupboard housing hot water cylinder with immersion heater and Logic gas fired wall mounted C/H boiler.

BATHROOM/SHOWER ROOM/W.C.:

With tiled and screened Quadrant shower cubicle with Mira electric shower, heated towel rail, low level w.c., pedestal wash basin, panelled bath with mixer tap and shower attachment, tiled walls.

BEDROOM NO 1:

17' (max) x 13'3" (max) With full width range of fitted units including wardrobe/cupboards, dressing table, blanket cupboards and shelving.

BEDROOM NO 2:

11'7" (max) x 9'9" (max) With built-in wardrobe/cupboard.

BEDROOM NO 3:

9'2" (max) x 9'1" (max)

OUTSIDE:

OUTSIDE LIGHT: COLD WATER TAP:

DETACHED BRICK GARAGE: 15'8" (max) x 9' (max) With up and over door, power and lighting.

GENEROUS LOW MAINTENANCE GARDENS:

To front, down to an extensive shingle off road parking area with trees and shrubs. Wrought iron gates to side open on to a shingle driveway leading to the garage. Enclosed low maintenance gardens to rear, down to decking, with borders, beds and shrubs, and a block paved patio.

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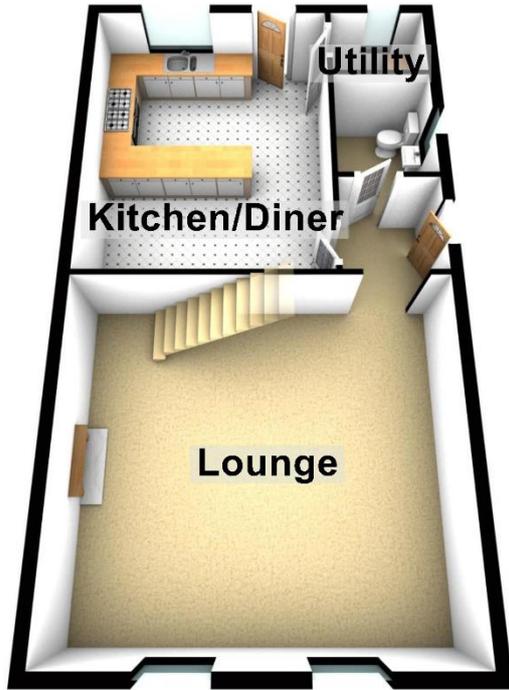


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Ground Floor



First Floor

