



The Holt, Main Road, Elm, WISBECH, PE14 0AB

Welcome to

The Holt, Main Road, Elm, WISBECH

A charming and characterful three-bedroom semi-detached home, offering spacious living accommodation, attractive features throughout and a generous private garden, with the added benefit of off-road parking. This delightful property is full of warmth and charm, enhanced by two log burners, creating cosy and inviting living spaces, perfect for family life and entertaining. Upon entering, the home features a welcoming entrance porch, leading through to a large lounge, where the feature log burner provides a focal point. There is also a spacious dining area, ideal for both everyday use and hosting, alongside a well-presented kitchen, offering practical and stylish workspace. The ground floor is completed by a modern three-piece family bathroom. To the first floor, the property offers three well-proportioned bedrooms, all providing comfortable and versatile accommodation. Externally, the property continues to impress, benefiting from off-street parking to the front. To the rear, there is a large, private garden, enclosed by a newly installed fence, offering a secure and peaceful outdoor space, ideal for families, pets, or entertaining.





Porch

Lounge

Dining Room

Kitchen

Shower Room

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Total floor area 96.9 m² (1,044 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

The Holt, Main Road, Elm, WISBECH

- CHARACTERFUL
- THREE BEDROOMS
- SEMI DETACHED
- DRIVEWAY PARKING
- TWO RECEPTION ROOMS
- LARGE GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in the region of

£215,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128619



Property Ref:
WSB128619 - 0003

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.



william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk