

**ROBERT  
HALE  
HOMES FOR  
SALE**

Falcon House, Falcon Road,  
Wisbech, Cambs. PE13 1AU

**WISBECH**

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**HOLLYCROFT  
LOW ROAD, ELM,  
PE14 0DD**

**THE PROPERTY:** THREE/FOUR BEDROOMED DETACHED COTTAGE OF GREAT CHARACTER & SITUATED IN THIS HIGHLY POPULAR VILLAGE WITH ITS OWN SHOP, PUB & SCHOOL \* 20' LOUNGE/DINER \* USEFUL UTILITY \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* MULTI VEHICLE OFF ROAD PARKING \* LOW MAINTENANCE GARDENS TO REAR, NOT OVERLOOKED \* VIEW QUICKLY!

**THE PRICE:** £235,000 FREEHOLD EPC BAND D

**REF. 9048**

**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: 9048 HOLLYCROFT, LOW ROAD, ELM**

**COUNCIL TAX: BAND B FENLAND DISTRICT COUNCIL**

**HOW TO GET THERE:** From the Wisbech office turn right onto the dual carriageway. Proceed to the roundabout and go straight over. After a short distance turn first right, at the 'T' junction turn left, the property will be seen on the left hand side in due course.

**THE ACCOMMODATION:** (Dimensions given are approximate only)

**ENTRANCE HALL:** With stairway off;

**LOUNGE/DINER:** 20'6"(max) x 15'1" »(max) with reconstituted stone fire surround with gas point, built in linen cupboard;

**GROUND FLOOR BEDROOM NO 4:**  
13'5"(max) x 8'9"(max);

**KITCHEN:** 12'4"(max) x 10'4"(max) with range of wall cupboards, tiled floor, gas cooker, preparation surfaces with drawers & cupboards under, inset 1 ½ bowl stainless steel single drainer sink unit with mixer tap;

**GROUND FLOOR WETROOM/W.C.:**  
With thermostatic shower, low level w.c., hand wash basin;

**UTILITY:** With tiled floor, work top with space/plumbing under for automatic washing machine, double wall cupboard;

**DOUBLE GLAZED SIDE LOBBY/CONSERVATORY:**  
With tiled floor, doors off to front and rear;

**FIRST FLOOR:**

**LANDING:**

**SEPARTATE W.C.:** With low level w.c.;

**BEDROOM NO 1:** 12'6"(max) x 11'(max) with built in wardrobe/cupboard;

**BEDROOM NO 2:** 12'9"(max) x 8'8"(max) with built in cupboard housing Ideal gas fired combi boiler;

**BEDROOM NO 3:** 8'10"(max) x 7'5"(max);

**OUTSIDE:** **TIMBER STORE SHEDS: COLD WATE TAP:**

**GARDENS:** To front, down to a shingle multi vehicle off road parking space with shrubs, beds and a concrete pathway to the side entrance door. Timber gate to the other side of the house opens onto a pathway leading to the generous low maintenance rear garden, not overlooked which is part own to shingle with pathways and a paved patio.



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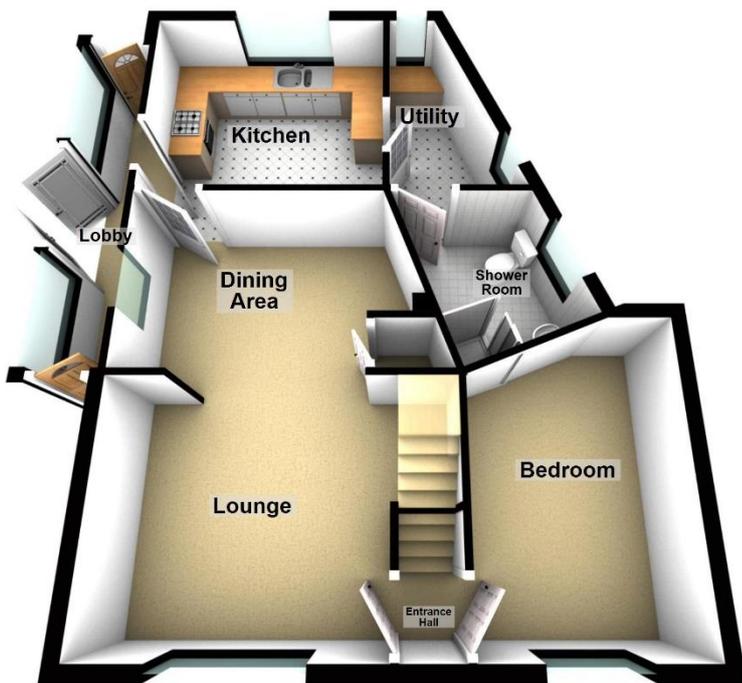
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Ground Floor



First Floor

