



Thomas Aveling Close, Elm, Wisbech, PE14 0ED

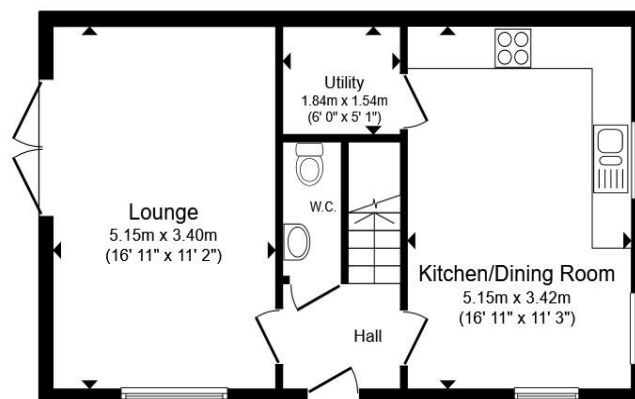
Welcome to

Thomas Aveling Close, Elm, Wisbech

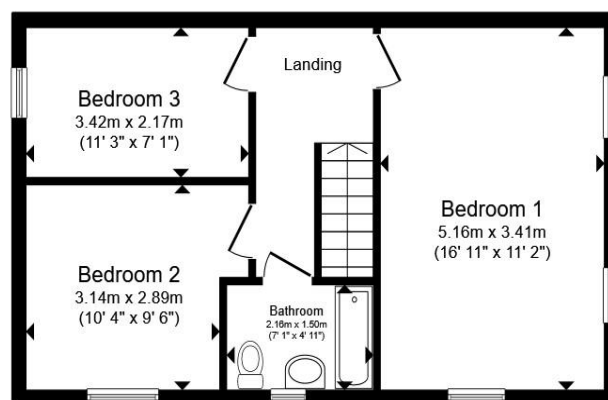
Situated in the highly sought-after village of Elm, this charming three-bedroom semi-detached home enjoys a prime position tucked away at the end of a quiet cul-de-sac, offering both privacy and a peaceful setting.

Ideally located within easy walking distance of the local primary school, village shop, and popular public house, this property is perfectly suited for family living. Upon entering the home, you are welcomed into a well-proportioned layout. To one side is a spacious kitchen/diner, ideal for modern family life and entertaining, while the comfortable living room provides a relaxing space to unwind. The ground floor further benefits from a convenient WC and a generous under-stairs storage cupboard. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead. Upstairs, the property offers a spacious master bedroom along with two further double bedrooms, all complemented by a well-appointed family bathroom. Externally, the home continues to impress with an easy-to-maintain enclosed rear garden, perfect for outdoor enjoyment, along with off-street parking for up to three vehicles. This is a fantastic family home in a desirable location and early viewing is highly recommended.





Ground Floor



First Floor

Total floor area 90.8 m² (978 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

Entrance Hall

Lounge

Kitchen / Dining Room

Utility

Downstairs Wc

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Agents Note:

'Water to the property is sourced by means of Water Pump. Contact the branch for more details' - £300 Per Year paid to management company.

'Heating to the property is served by Electric. Please contact the branch for more details'
Access to allocated parking over private road - costs included in the Water Pump charge.

Welcome to

Thomas Aveling Close, Elm, Wisbech

- Modern 3 Bed Semi Detached House
- Ample Off Street Parking
- 3 Double Bedrooms
- Downstairs WC
- Open Plan Kitchen/ Diner
- Enclosed Rear Garden
- No Onward Chain
- Sought After Village Location

Tenure: Freehold EPC Rating: B
Council Tax Band: B

offers in excess of

£230,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128812



Property Ref:
WSB128812 - 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.



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