



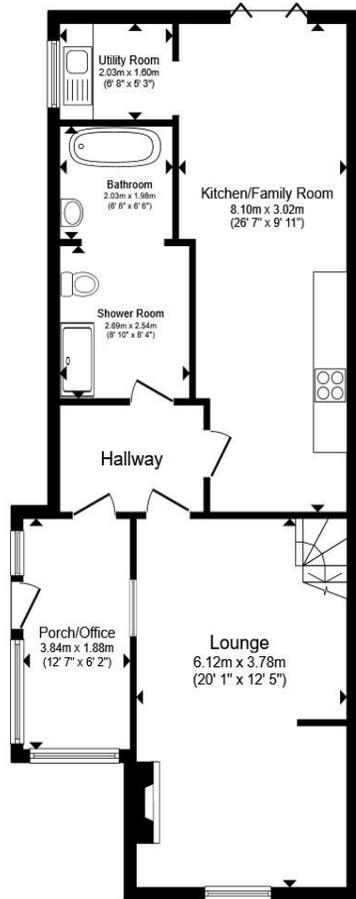
Low Road, Elm WISBECH PE14 0DD

Welcome to

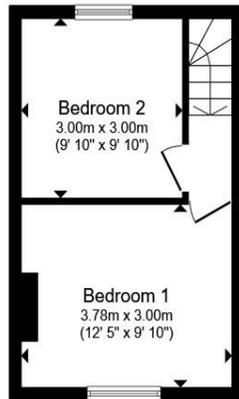
Low Road, Elm WISBECH

Situated in the popular village of Elm, this beautifully presented and extended semi-detached cottage offers far more space than first meets the eye, combining character with modern living and impressive outdoor entertaining space. The ground floor accommodation begins with an entrance porch currently utilised as an office space, leading into the hallway. The generous lounge provides a warm and welcoming living area, complete with a feature fireplace and practical under-stairs seating/storage area. The heart of the home is the open plan kitchen/family room. The kitchen is well-equipped with ample base units, preparation space and room for an American-style fridge/freezer, flowing seamlessly into the family area. Anthracite aluminum bi-fold doors open onto the rear garden, creating an ideal indoor-outdoor living space. A separate utility room adds further practicality. The spacious four piece bathroom is finished to a high standard, featuring a freestanding bath, double shower cubicle, vanity basin and WC. Upstairs, there are two well-proportioned double bedrooms, with the main bedroom benefiting from built-in wardrobes and dressing space. Externally, the property continues to impress. To the front, there is block paved off-road parking. The rear garden has been recently landscaped to create a stunning, low maintenance outdoor space with multiple seating areas, patio zones and a raised pergola-covered section ideal for a hot tub.

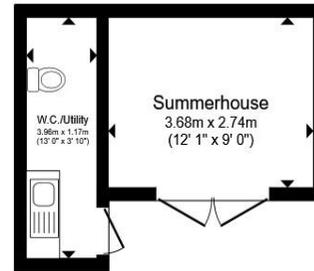




Ground Floor



First Floor



Outbuilding

Porch/Office

Hallway

Lounge

Kitchen / Family Room

Utility Room

Family Bathroom

First Floor

Bedroom One

Bedroom Two

Outside

Agents Note:

The property and adjoining land are held over two titles. Please speak with your conveyancer who can advise.

Total floor area 112.5 m² (1,210 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

Low Road, Elm WISBECH

- Deceptively spacious semi-detached cottage
- Extended accommodation
- Open plan kitchen/family room with bi-fold doors
- Four piece bathroom with freestanding bath & double shower
- Beautifully landscaped low maintenance garden
- Block paved off road parking
- Detached summer house/man cave with kitchenette & WC
- No upward chain

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in excess of

£220,000



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/WSB128304



Property Ref:
WSB128304 - 0002

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@williambrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williambrown.co.uk