



The Elm, Oakley Way, Outwell, PE14 8PA

Welcome to

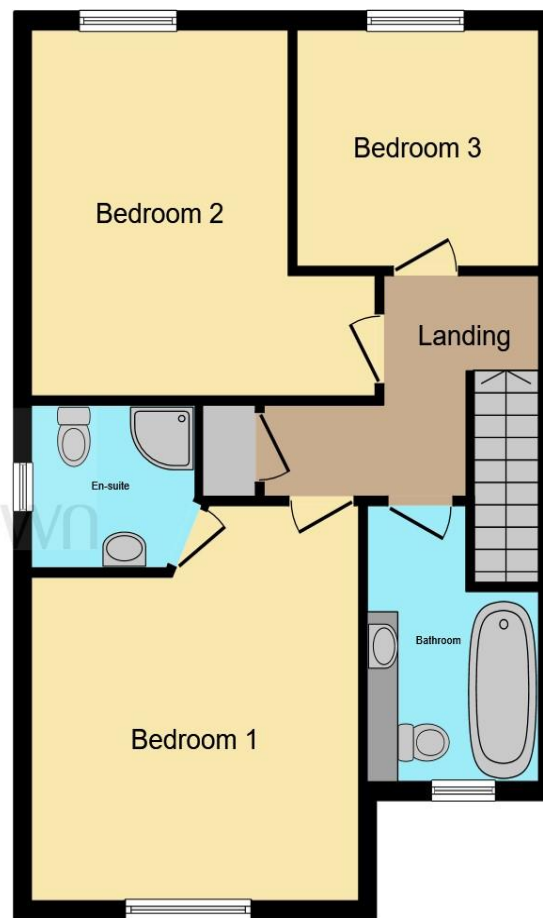
The Elm, Oakley Way, Outwell

The development includes a fully furnished Show Home (Plot 2), allowing buyers to experience the quality and lifestyle Oakley Way has to offer. Whether you're a first-time buyer, upsizing, or downsizing, Oakley Way offers a home to suit every lifestyle. 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.





Ground Floor



First Floor

Hallway

Living Room

13' 11" x 18' 6" (4.24m x 5.64m)

Kitchen

14' 3" x 14' 4" (4.34m x 4.37m)

Utility Room

10' 3" x 6' 5" (3.12m x 1.96m)

Downstairs Wc

First Floor Landing

Bedroom One

13' 11" maximum x 11' 9" minimum (4.24m maximum x 3.58m minimum)

En-Suite

Bedroom Two

13' 9" x 11' 4" (4.19m x 3.45m)

Bedroom Three

9' 1" x 9' (2.77m x 2.74m)

Family Bathroom

Agents Notes:

Plumbing:

Electrical:

Decoration:

Internal:

Insulation:

External:

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.focalagent.com

Welcome to

The Elm, Oakley Way, Outwell

- Exclusive development built with exceptional attention to detail
- Air source heating
- High specification
- Turfed rear gardens and landscaped front gardens
- Flooring included throughout
- 10-year new homes warranty from Compariqo for peace of mind
- Riverside walks close by

Tenure: Freehold EPC Rating: Exempt

£350,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128139



Property Ref:
WSB128139 - 0004

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.

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