



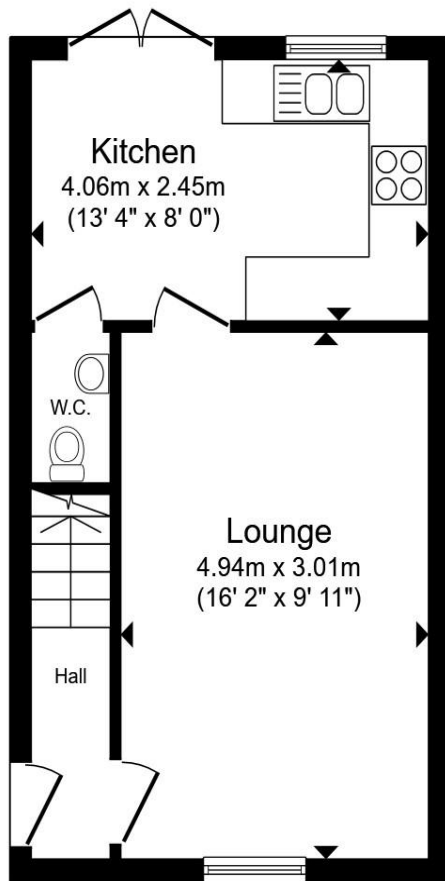
**The Oaks, Elm, Wisbech, PE14 0JR**

## Welcome to

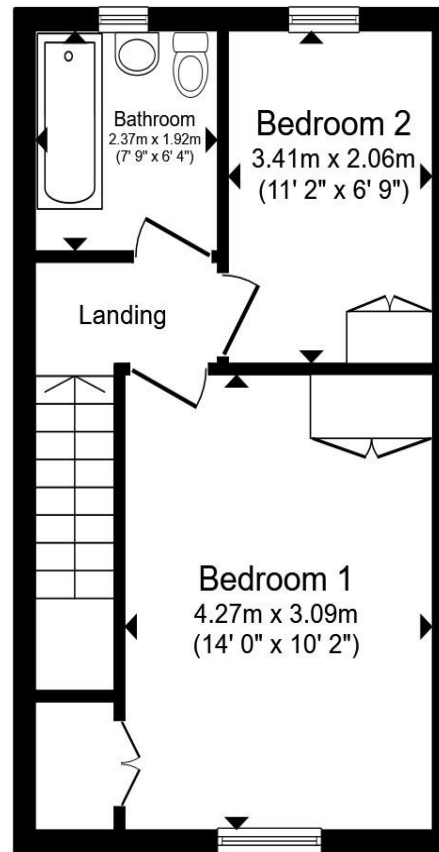
### The Oaks, Elm, Wisbech

Situated in the sought-after village location of The Oaks, Elm, Wisbech, this two bedroom End terraced home offers simple, well-laid-out accommodation across two floors. The ground floor comprises a lounge and a kitchen and downstairs cloakroom, providing practical living space ideal for everyday use. Upstairs, the property offers two bedrooms along with a family bathroom, making it well suited to first time buyers looking for their first steps onto the property ladder. EPC Rating: Current - 75 C / Potential 79 C





**Ground Floor**



**First Floor**

Total floor area 59.9 m<sup>2</sup> (645 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](http://www.propertybox.io)



**Entrance Hall**

**Lounge**

**Kitchen**

**Cloakroom**

**First Floor Landing**

**Bedroom One**

**Bedroom Two**

**Bathroom**

**Agent Note**

The property is offered for sale under a shared ownership scheme, the price shown is for the 80% share. Please note potential purchaser's will need to meet an application criteria to proceed with a shared ownership purchase

A rent and service charge is payable, please ask the branch for more information

## Welcome to

### The Oaks, Elm Wisbech

- Shared Ownership - 80% Share
- Two Bedroom
- End Terraced House
- Ideal first Time Buy
- No Onward Chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £85,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/WSB127924](https://www.williambrown.co.uk/Property/WSB127924)



Property Ref:  
WSB127924 - 0006

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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