



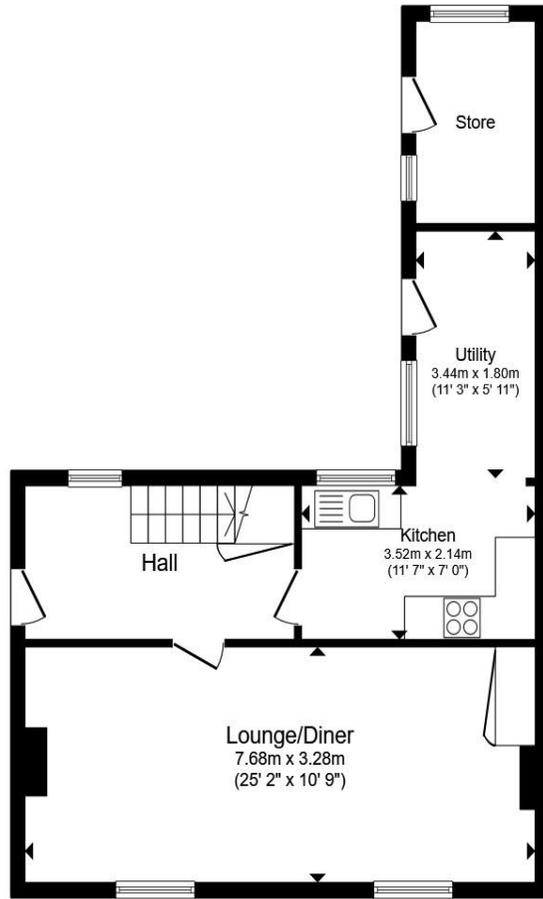
**Limes Avenue, Elm Wisbech PE14 0BG**

## Welcome to

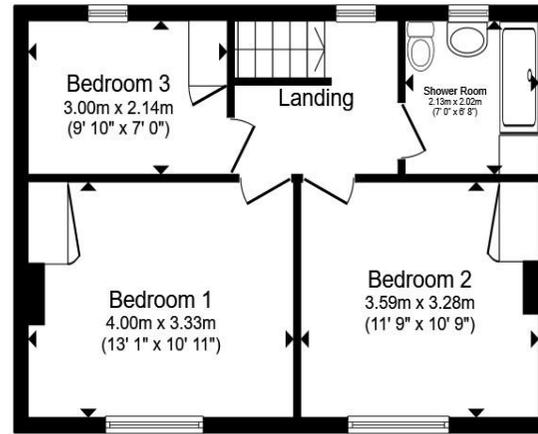
### Limes Avenue, Elm Wisbech

Situated within a quiet village cul de sac, this established semi-detached house occupies a generous plot and combines spacious accommodation with excellent external features and the benefit of owned solar panels, enhancing long-term efficiency and running costs. The property offers three bedrooms and a particularly impressive 25' lounge/dining room, providing a flexible and sociable living space ideal for both everyday family life and entertaining. The refitted kitchen is complemented by a useful utility room, adding practicality to the layout. Outside, the home continues to impress with a detached double garage, ample outdoor space and a log cabin, offering versatile potential for home working, hobbies or leisure use. The generous plot enhances privacy and provides scope to enjoy the surroundings at your own pace. A well-balanced village home offering space, sustainability and flexibility, set in a peaceful cul de sac environment.





**Ground Floor**



**First Floor**

- Entrance Hall**
- Lounge/Dining Room**
- Kitchen**
- Utility Room**
- First Floor Landing**
- Bedroom One**
- Bedroom Two**
- Bedroom Three**
- Bathroom**
- Double Garage**
- Log Cabin**

**Agents Note:**  
 'Electricity to the property is served by means of Mains and Solar Panels (Owned Outright)' Contact the branch for more details'

Total floor area 96.5 m<sup>2</sup> (1,038 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)



## Welcome to

### Limes Avenue, Elm Wisbech

- Established semi-detached house
- Three bedrooms
- 25' lounge/dining room
- Detached double garage
- Log cabin

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

# £210,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/WSB128172](http://williambrown.co.uk/Property/WSB128172)



Property Ref:  
WSB128172 - 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.

## Directions to this property:

From the Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Continue to the roundabout and continue straight over. Take the second right hand turning signposted Elm and Fridaybridge. Proceed along and turn right into Begdale Road. Turn right again into Limes Avenue.



william h brown



**01945 464451**



[Wisbech@williambrown.co.uk](mailto:Wisbech@williambrown.co.uk)



20 High Street, WISBECH, Cambridgeshire,  
PE13 1DE



[williambrown.co.uk](http://williambrown.co.uk)