



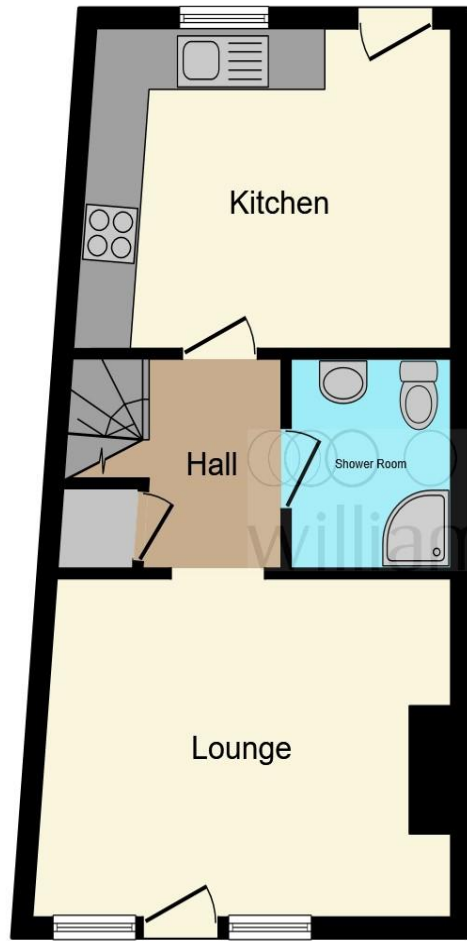
The Wroe, Emneth, WISBECH, PE14 8AL

Welcome to

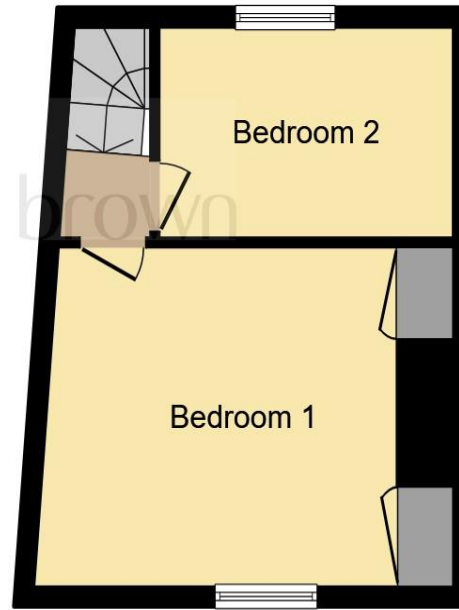
The Wroe, Emneth, WISBECH

Set in the heart of the sought-after village of Emneth, this charming end of terrace cottage offers the perfect blend of character, comfort and convenience. The ground floor welcomes you with a cosy lounge, a well-equipped kitchen and a modern shower room. Upstairs, you'll find two well-proportioned bedrooms providing a comfortable retreat. Outside, the low maintenance rear garden offers an easy-care space to relax, entertain or enjoy a morning coffee. This property makes an ideal first home, a low-maintenance option for downsizers, or a fantastic investment opportunity. Emneth itself is a thriving village with plenty of amenities, including convenience shops, a park, a primary school and nursery, hairdressers, village hall, luxury private spa, swim school, café and church - all adding to the appeal of this location. Viewing is highly recommended to fully appreciate all this delightful cottage has to offer.





Ground Floor



First Floor

Lounge

13' 4" max x 10' 11" (4.06m max x 3.33m)

Kitchen

10' 7" x 9' 6" (3.23m x 2.90m)

Shower Room

Bedroom 1

12' 1" max x 10' 10" (3.68m max x 3.30m)

Bedroom 2

9' 6" x 6' 9" (2.90m x 2.06m)

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 Wroe, Emneth, WISBECH

- End of terrace cottage
- Two bedrooms
- Ground floor modern shower room
- Well-equipped kitchen
- Low maintenance rear garden
- Ideal for first-time buyers, downsizers or investors
- Popular village location with excellent amenities

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

offers in excess of
£145,000



Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Continue out of town and at the roundabout proceed straight over. Continue along and take the left hand turning signposted Emneth. Follow this road along into the village into Gaultree Square. Turn right into The Wroe where the property will be found on the right hand side.



Please note the marker reflects the
postcode not the actual property

view this property online williambrown.co.uk/Property/WSB127699



Property Ref:
WSB127699 - 0005

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