



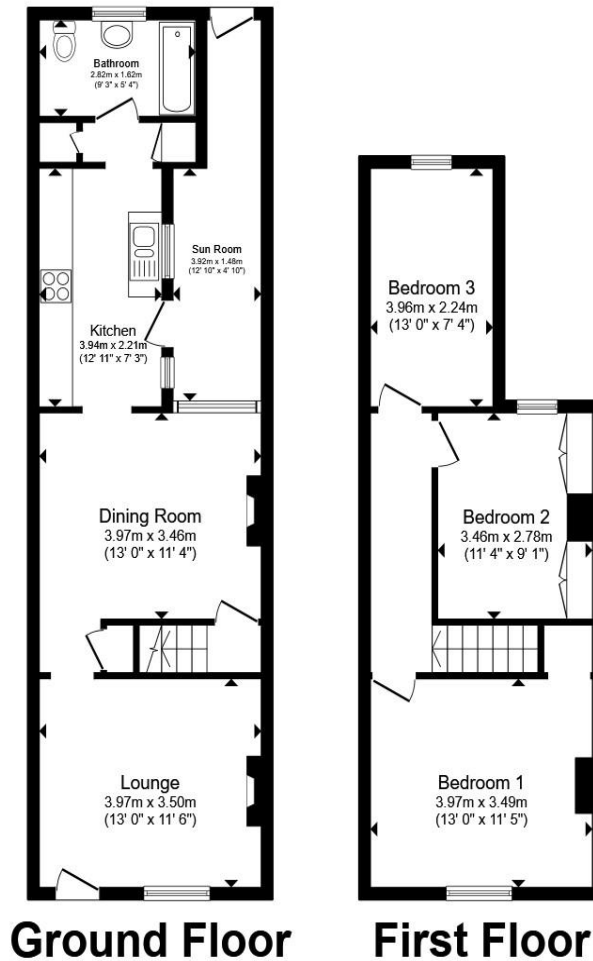
Fridaybridge Road, Elm Wisbech PE14 0AT

Welcome to

Fridaybridge Road, Elm Wisbech

Situated along Fridaybridge Road within the highly regarded village of Elm, this established mid-terraced cottage offers characterful accommodation in a desirable non-estate location, enjoying open field views to the rear. The well-presented accommodation comprises two reception rooms, including a cosy lounge featuring a wood-burning stove, creating a warm and inviting focal point. There is also a refitted kitchen, a downstairs bathroom, and a useful garden room overlooking the rear, providing additional versatile living space. To the first floor are three bedrooms, offering flexibility for families, home working, or guest accommodation. Externally, the property benefits from a garage and off-road parking, with the rear enjoying a pleasant outlook across neighbouring fields — a rare and appealing feature. Ideal for buyers seeking a village setting with character and countryside views, early viewing is strongly recommended to fully appreciate the accommodation and location on offer.





- Lounge**
- Dining Room**
- Kitchen**
- Rear Hallway**
- Ground Floor Bathroom**
- Garden Room**
- First Floor Landing**
- Bedroom One**
- Bedroom Two**
- Bedroom Three**
- Garage**

Agents Note:

'Waste from the property is served by Septic Tank. Contact the branch for more details'
 'There is a easement on the title, please enquire with the branch' - Shared Drive to rear

Total floor area 99.1 m² (1,066 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

Fridaybridge Road, Elm Wisbech

- Established mid terraced cottage
- Three bedrooms
- Two receptions plus garden room
- Refitted kitchen
- Non-estate location with open field views

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£210,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WSB128624](https://www.williamhbrown.co.uk/Property/WSB128624)



Property Ref:
WSB128624 - 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 Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Continue out of town taking note of Morrisons on your left hand side. At the roundabout proceed straight on and take the second turning right signposted Elm & Friday Bridge. Proceed through the village of Elm and continue along towards Friday Bridge where the property will be found on the left hand side.



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