



**Gaultree Square, Emneth Wisbech PE14 8DD**



**Welcome to**

**Gaultree Square, Emneth Wisbech**

CALLING ALL FIRST-TIME BUYERS! Situated in a non-estate location within the highly regarded village of Emneth, this established semi-detached house would make an ideal first family home and viewing is highly recommended! With two bedrooms and two reception areas, the property also benefits from a refitted kitchen, a refitted bathroom, a useful utility room and a cosy lounge with inset wood burning stove.





**Ground Floor**



**First Floor**

### **Lounge**

12' 2" x 11' 10" maximum ( 3.71m x 3.61m maximum )

### **Dining Area**

6' 11" x 11' 11" ( 2.11m x 3.63m )

### **Kitchen**

10' 8" x 11' 8" maximum ( 3.25m x 3.56m maximum )

### **Utility Room**

4' 6" x 6' 10" ( 1.37m x 2.08m )

### **First Floor Landing**

### **Bedroom One**

12' 2" x 12' 1" maximum ( 3.71m x 3.68m maximum )

### **Bedroom Two**

10' 9" maximum x 8' 4" ( 3.28m maximum x 2.54m )

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Welcome to

### Gaultree Square, Emneth Wisbech

- Established semi-detached house
- Two bedrooms
- Two reception areas
- Refitted kitchen and bathroom
- Non-estate village location

Tenure: Freehold EPC Rating: E

offers in excess of

# £170,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB125608](http://williamhbrown.co.uk/Property/WSB125608)



Property Ref:  
WSB125608 - 0006

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