





Henry Warby Avenue, Elm Wisbech PE14 0BT

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Welcome to

Henry Warby Avenue, Elm Wisbech

Situated within a quiet cul de sac location in the highly regarded village of Elm, this modern semi-detached house offers well-presented accommodation ideal for first-time buyers, downsizers or investors. The property is available with the added benefit of no onward chain. The home provides two bedrooms together with a cosy lounge, creating a warm and comfortable living space. The modern fitted kitchen/dining room offers ample room for everyday dining and entertaining, with a practical layout suited to modern living. Further benefits include PVCu double glazing and gas radiator central heating, ensuring comfort and efficiency throughout the year. Externally, the property enjoys private driveway parking and occupies a tucked-away position within this popular residential setting. Combining modern convenience, village appeal and a chain-free purchase, this is an excellent opportunity to secure a low-maintenance home in a desirable location. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



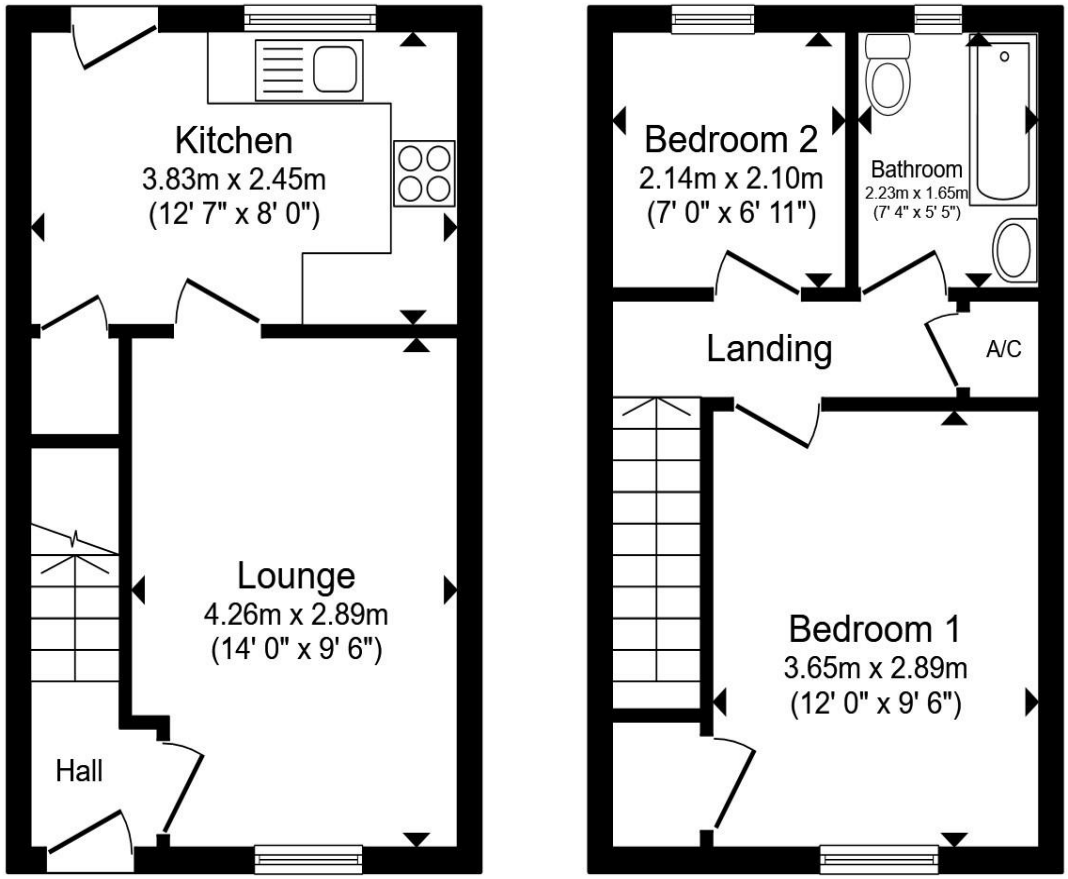












Ground Floor **First Floor**

Total floor area 52.2 m² (561 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

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Entrance Hall

Lounge

Kitchen/Dining Room

First Floor Landing

Bedroom One

Bedroom Two

Bathroom

Agents Note:

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Employee of the Connells Group of companies.

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- Two-bedroom semi-detached home in cul-de-sac location
- Spacious kitchen/diner with room for dining table, Cosy lounge with electric fire
- Built-in storage to main bedroom and kitchen
- Mature rear garden with pond and patio area, Shed with power
- Driveway parking for two vehicles, Front garden adding kerb appeal
- PVCu double glazing & gas radiator central heating
- Council Tax Band A
- No onward chain

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

£145,000

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Proceed to the fifth set of traffic lights and continue straight on. At the roundabout follow the road straight over and take the second turning right signposted Elm & Fridaybridge. Continue through the village of Elm taking note of the school on your left hand side. Continue along and turn right into Henry Warby Avenue. Bear round to the left and the property is on the right hand side. Look out for our board!









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128680

The Property Ombudsman

Property Ref:
WSB128680 - 0007

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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