





Gosmoor Lane, Elm Wisbech PE14 0AH

william h brown

Welcome to

Gosmoor Lane, Elm Wisbech

Situated in the highly sought-after village of Elm, this spacious four-bedroom detached home offers an abundance of versatile living space, making it ideal for families or those seeking room to grow. The ground floor boasts a generous living room and a separate dining room, alongside two additional reception rooms that can be adapted to suit a variety of needs such as a home office, playroom, or snug. A well-appointed kitchen is complemented by a spacious utility room, while a convenient downstairs shower room adds further practicality. Upstairs, the property continues to impress with four well-proportioned double bedrooms, all offering comfortable accommodation, alongside a family bathroom. Externally, the home enjoys a beautifully landscaped and generously sized enclosed rear garden, providing a peaceful and private retreat. The garden features two sheds and greenhouses, making it perfect for gardening enthusiasts or outdoor entertaining. To the front, the property benefits from ample off-street parking and a charming fish pond, enhancing its attractive kerb appeal. 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.



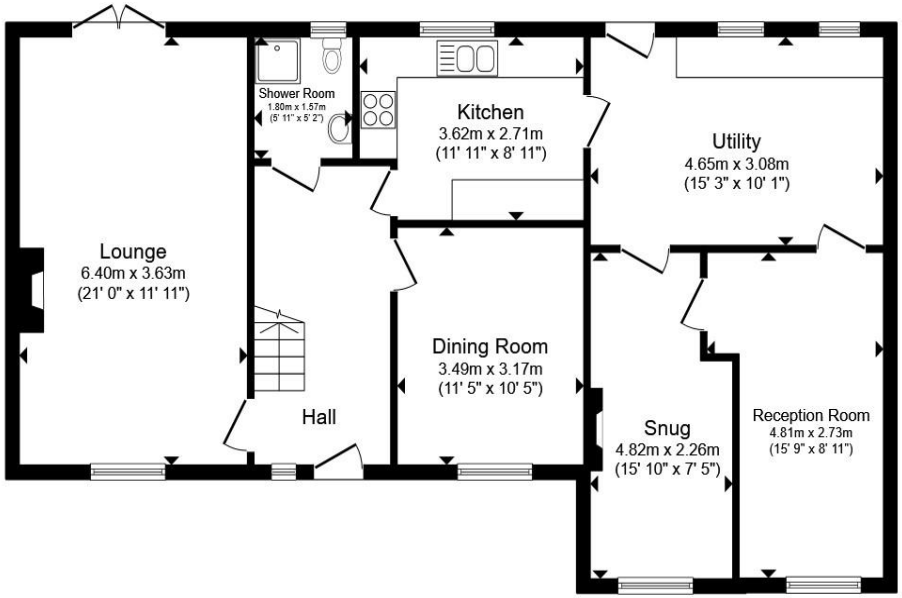




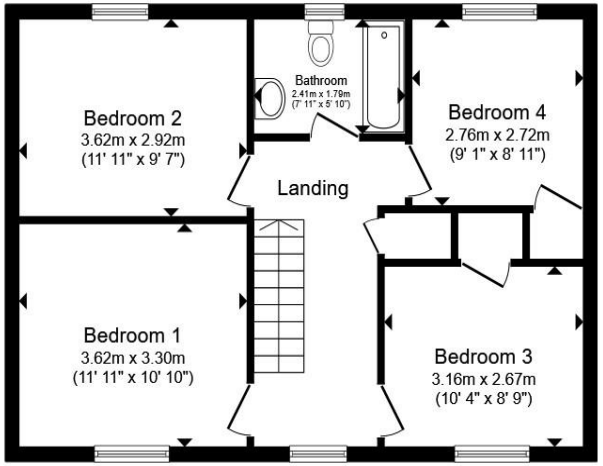








Ground Floor



First Floor

Entrance Hall

Lounge

Dining Room

Kitchen

Utility

Snug

Reception Room

Shower Room

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom

Total floor area 150.9 m² (1,625 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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Welcome to

Gosmoor Lane, Elm Wisbech

- Spacious 4 Bed Detached House
- 4 Well Proportioned Double Bedrooms
- Ample Off Street Parking
- 4 Reception Rooms
- Downstairs Shower Room
- Extensive Rear Garden
- Impressively Sized Utility Room
- Sought After Village Location

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

£425,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128738

The Property Ombudsman

Property Ref:
WSB128738 - 0003

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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