





Elm High Road, WISBECH PE14 0DW

william
h brown

Welcome to

Elm High Road, WISBECH

Located along Elm High Road in Wisbech, this surprisingly spacious 3-bedroom terraced home offers a fantastic layout and generous living areas-ideal for families or buyers looking for extra room in a convenient location. On entry, you're welcomed into a large dining room, perfect for family meals or entertaining. Walk through to find a comfortable lounge, which then flows into the bright kitchen/breakfast room-a great space for daily living. A separate utility room with a downstairs WC adds extra practicality. Upstairs, the home features three generously sized bedrooms, making it ideal for a growing family. The family bathroom is accessed via the third bedroom, making it a great guest space or even a dressing room/home office if preferred. To the rear, you'll find a low-maintenance garden with attractive paving throughout-perfect for relaxing, hosting, or adding your own touch with pots or raised beds. Set in a well-connected location close to shops, schools, and the A47, this home offers great value for the amount of space and is ready for its next owner to move in and enjoy. 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.















Lounge
14' 4" x 13' 4" (4.37m x 4.06m)

Dining Room
11' 1" x 13' 4" (3.38m x 4.06m)

Kitchen
16' 9" x 7' 2" (5.11m x 2.18m)

Utility
7' 7" x 3' 9" (2.31m x 1.14m)

Downstairs Wc

First Floor Landing

Bedroom One
13' 6" x 11' 5" (4.11m x 3.48m)

Bedroom Two
10' 5" x 11' 4" (3.17m x 3.45m)

Bedroom Three
15' 5" x 7' 3" (4.70m x 2.21m)

Family Bathroom

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

Elm High Road, WISBECH

- Spacious 3-bedroom terraced home
- Large dining room & separate lounge
- Kitchen/breakfast room plus utility area
- Low-maintenance paved rear garden
- Close to schools, shops & A47 access
- Brand new boiler with guarantee

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

Directions to this property:

From Wisbech Freedom Bridge roundabout take the A1101 signposted Downham Market. Proceed out of town, over the A47 bypass and continue along. Follow the road round to the left and continue for approximately 500 yards where the property can be found on your right hand side.

offers over

£170,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128664

The Property Ombudsman

Property Ref:
WSB128664 - 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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