



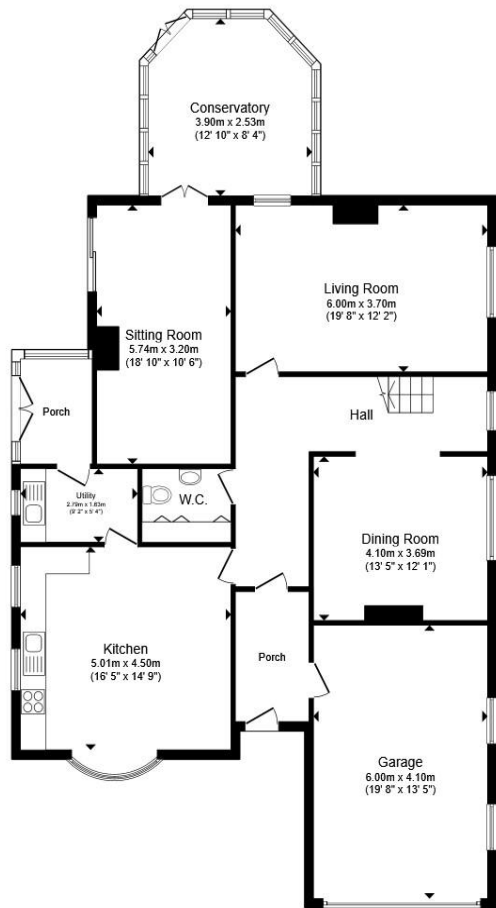
Church Road, Emneth Wisbech PE14 8AA

Welcome to

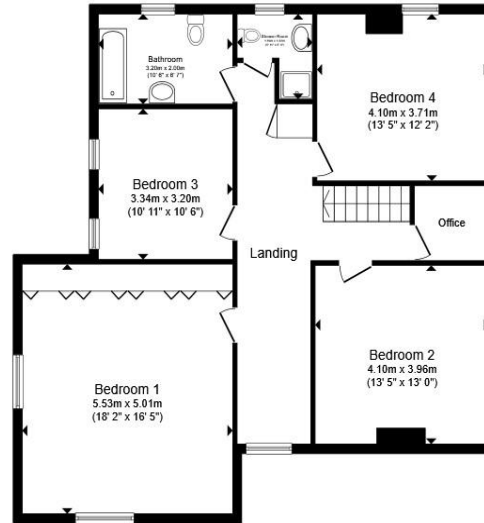
Church Road, Emneth Wisbech

The ground floor features three reception rooms, including a generous lounge, separate sitting room and formal dining room, along with a large kitchen/breakfast room fitted with integrated appliances and a charming bay seating area. Further ground floor accommodation includes a utility room, sun lounge, conservatory, and cloakroom, providing excellent flexibility for modern family living. To the first floor are four double bedrooms, including a spacious principal bedroom with fitted wardrobes, as well as a home office, family bathroom, and separate shower room. Externally, the property enjoys established gardens with a variety of seating areas and a feature pond, creating an ideal space for relaxing or entertaining. There is also ample off-road parking and a large garage/workshop. Additional benefits include full fibre broadband, character features throughout, and the property is offered with no upward chain, allowing for a straightforward purchase. Situated within walking distance of local shops and the primary school, this home combines village living with everyday convenience.





Ground Floor



First Floor

Total floor area 249.5 m² (2,685 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



- Porch**
- Hallway**
- Kitchen**
- Utility**
- Sitting Room**
- Lounge**
- Conservatory**
- Dining Room**
- Dowstairs Wc**
- First Floor Landing**
- Bedroom One**
- Bedroom Two**
- Bedroom Three**
- Bedroom Four**
- Office**
- Shower Room**
- Bathroom**
- Garage**

Welcome to

Church Road, Emneth Wisbech

- Four bedrooms
- Detached family home
- No onward chain
- Three reception rooms
- Garage
- Spacious driveway
- Private rear garden

Tenure: Freehold EPC Rating: E
Council Tax Band: E

£425,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128810



Property Ref:
WSB128810 - 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.

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.



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