



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.





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.

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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
Council Tax Band: A

£159,995



Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Proceed to the fifth set of traffic and continue straight on. Follow the road along and at the roundabout continue straight over heading out of Wisbech. Follow the road round to the left and continue along. Turn left signposted Emneth into Church Road and continue along, past the church. Bear right into Gaultree Square and then turn left where the property can be found on your right hand side. Look out for our board!



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/WSB125608



Property Ref:
WSB125608 - 0008

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.



william h brown



01945 464451



Wisbech@williambrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williambrown.co.uk