



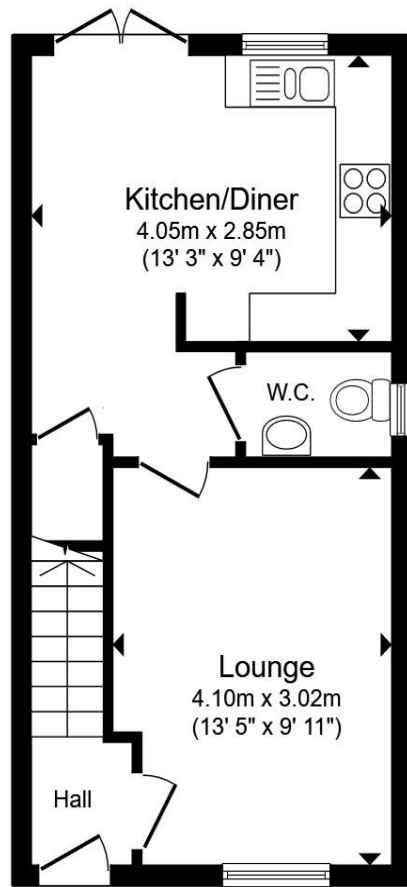
**Grove Gardens, Elm Wisbech PE14 0JQ**

## Welcome to

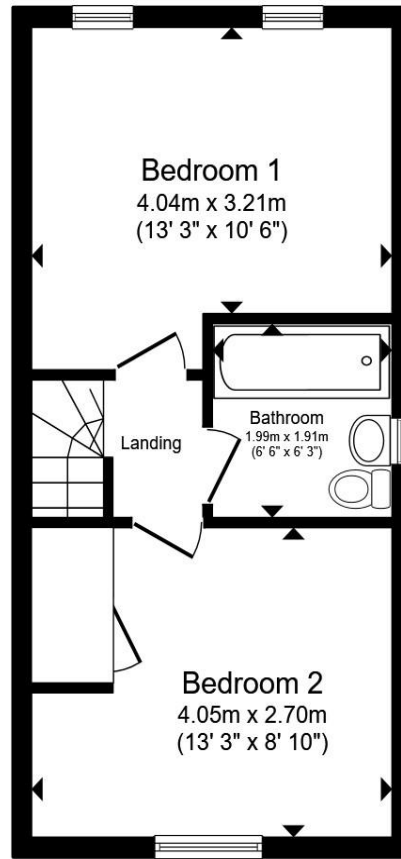
### Grove Gardens, Elm Wisbech

Situated within a pleasant cul de sac location in a highly regarded village, this modern end terraced house presents an excellent opportunity to purchase a 60% shared ownership home, ideal for those looking to take their first step onto the property ladder. The accommodation comprises two double bedrooms, both offering comfortable and well-proportioned living space. The ground floor features a practical kitchen/dining room, providing ample space for everyday meals and entertaining, together with a comfortable living area. A downstairs cloakroom adds further convenience. Externally, the property benefits from off-road parking and enjoys a desirable position within this popular residential development. Offering modern accommodation, village appeal and a more affordable route into home ownership, this is a fantastic opportunity for eligible purchasers seeking a well-presented home in a sought-after location.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Lounge**

**Kitchen/Dining Room**

**Downstairs Cloakroom**

**First Floor Landing**

**Bedroom One**

**Bedroom Two**

**Bathroom**

Total floor area 66.5 m<sup>2</sup> (716 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](http://www.propertybox.io)

## Welcome to

### Grove Gardens, Elm Wisbech

- \*\* Shared ownership \*\*
- 60% share, option to purchase 100% at £180,000
- Modern end terraced house
- Two double bedrooms
- Off-road parking

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 694.68

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 17 Sep 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £108,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/WSB128689](http://williambrown.co.uk/Property/WSB128689)



Property Ref:  
WSB128689 - 0002

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.

## Directions to this property:

From the Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Continue out of town taking note of Morrisons on your left hand side. At the roundabout proceed straight on and take the second turning right signposted Elm & Friday Bridge. Continue along and turn right into Grove Gardens, where the property will be found on the left hand side.



william h brown



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