



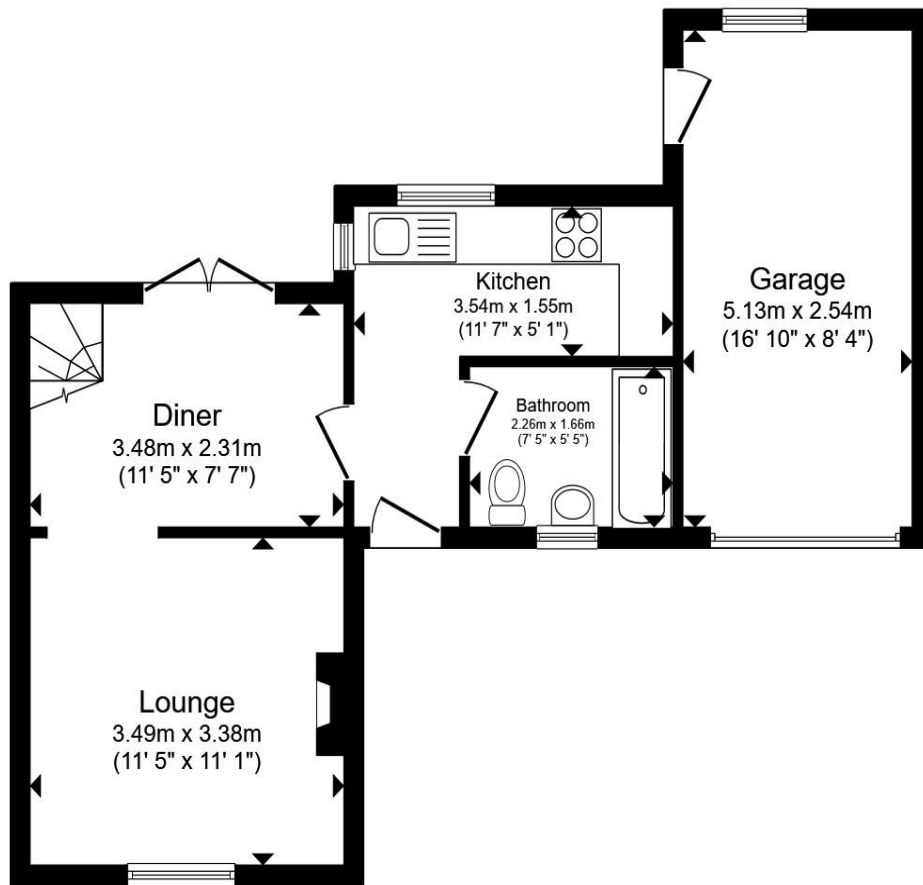
**Church Road, Emneth, Wisbech, PE14 8AA**

## Welcome to

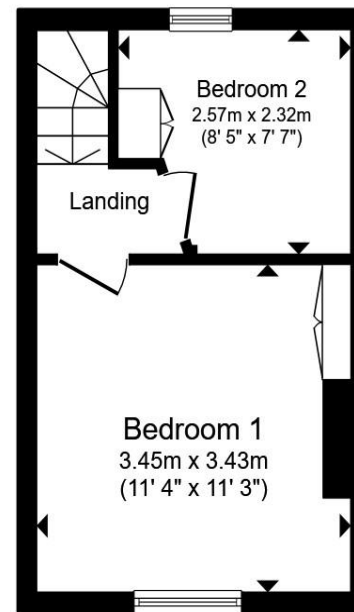
### Church Road, Emneth, Wisbech

Enjoying attractive views of the church and surrounding fields, this established semi-detached cottage has been fully refurbished throughout, creating a charming home that perfectly blends period character with modern comfort. The property is offered with the advantage of no onward chain. The accommodation includes two bedrooms along with two reception rooms, providing flexible living space. The cosy lounge features a wood burning stove, creating a warm and inviting focal point ideal for relaxing evenings. The property has been thoughtfully updated to include a refitted kitchen and a refitted bathroom, ensuring the home is ready to move straight into. Externally, the cottage benefits from multi-vehicle off-road parking together with a single garage, offering both convenience and additional storage. The surrounding outlook, with views towards the nearby church and open fields, enhances the sense of character and tranquillity. A beautifully presented cottage offering charm, modern upgrades and a picturesque setting.





**Ground Floor**



**First Floor**

- Entrance Hall**
- Ground Floor Bathroom**
- Kitchen**
- Dining Room**
- Lounge**
- First Floor Landing**
- Bedroom One**
- Bedroom Two**
- Garage**

Total floor area 65.7 m<sup>2</sup> (707 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

### Church Road, Emneth, Wisbech

- Established semi-detached cottage
- Two bedrooms and two receptions
- Fully refurbished throughout
- Single garage and off-road parking
- No onward chain

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

offers in excess of

# £170,000



### Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Proceed to the sixth set of traffic lights and continue straight on. At the roundabout proceed straight over and head out of Wisbech. Follow the road round to the left and take the third turning left into Church Road signposted Emneth. Continue along where the property can be found on your right hand side, just past the Church.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB128416](http://williamhbrown.co.uk/Property/WSB128416)



Property Ref:  
WSB128416 - 0004

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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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