



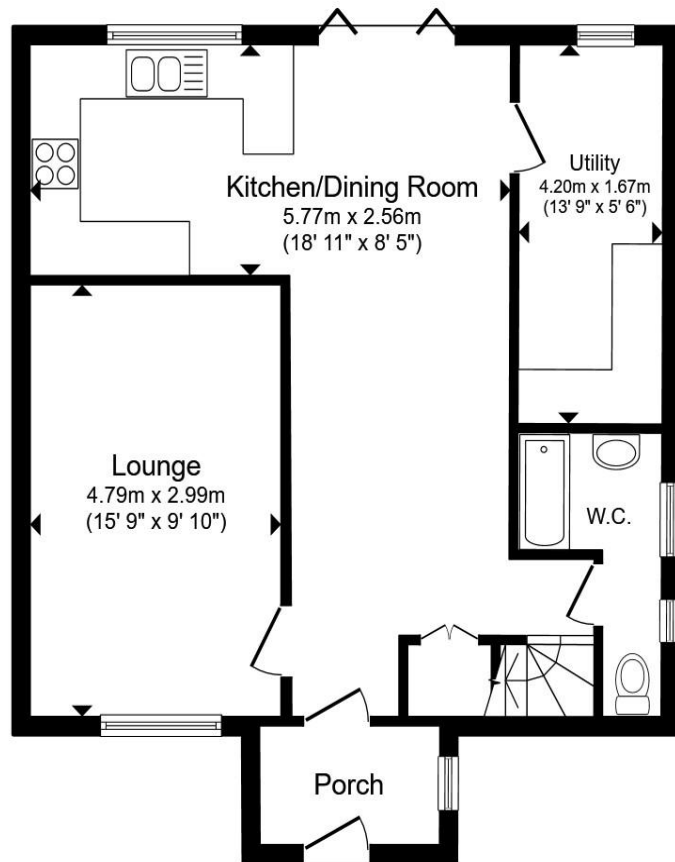
Ingle Road, Elm Wisbech PE14 0AW

Welcome to

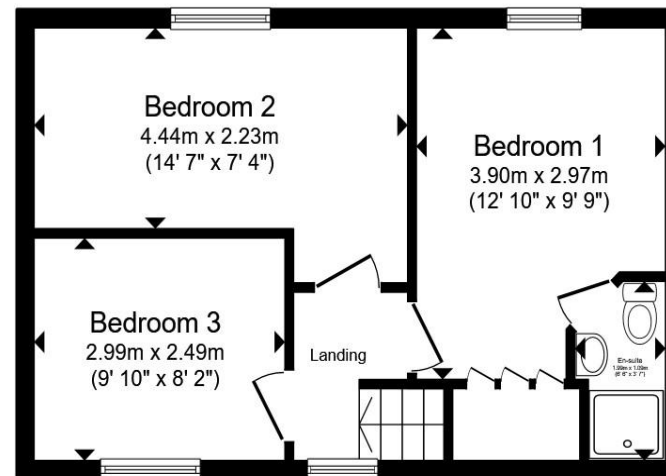
Ingle Road, Elm Wisbech

This 3 bed well presented extended semi-detached home offers spacious accommodation ideal for modern family living. The standout feature is the impressive modern kitchen/diner, providing a fantastic space for entertaining and everyday life, complemented by a comfortable lounge, utility area and ground floor bathroom. Upstairs, there are three well proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room. Outside, the property enjoys a low maintenance rear garden with patio throughout, ample off-road parking and a garage/workshop, offering excellent practicality and storage. Conveniently situated within easy reach of local village amenities, this attractive home combines generous living space with a desirable location, making it an excellent choice for a range of buyers. 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.





Ground Floor



First Floor

- Porch**
- Kitchen / Dining Room**
- Lounge**
- Utility**
- Bathroom**
- First Floor**
- Bedroom One**
- Ensuite**
- Bedroom Two**
- Bedroom Three**

Total floor area 95.2 m² (1,025 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

Welcome to

Ingle Road, Elm Wisbech

- 3 Bed Semi Detached House
- Off Street Parking
- Single Garage/ Workshop
- Easy to Maintain Rear Garden
- Modern Decor Throughout
- Ensuite To Master with Family Bathroom Downstairs
- Utility Room & Open Plan Living Area
- Sought After Village Location

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

offers in excess of

£240,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB129123



Property Ref:
WSB129123 - 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.



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