



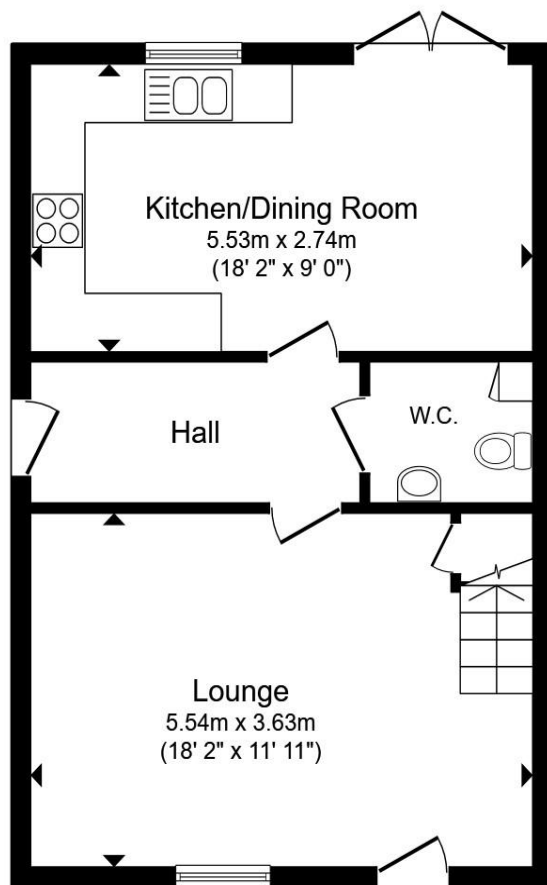
Gaultree Square, Emneth WISBECH PE14 8DD

Welcome to

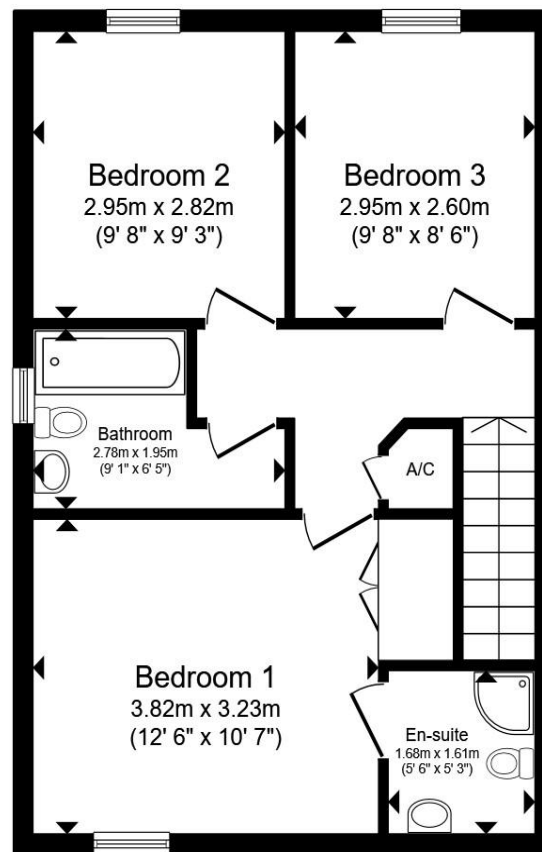
Gaultree Square, Emneth WISBECH

Situated in a popular village location, this impressive modern semi-detached house, built in 2019, offers beautifully presented accommodation in an enviable non-estate position, close to all local amenities. The property provides three generous bedrooms, with the principal bedroom benefiting from a private en-suite, creating a comfortable retreat. The 18' lounge offers a spacious and welcoming area for relaxation, while the stunning 18' fully integrated kitchen/dining room provides a superb contemporary heart to the home, ideal for family meals and entertaining. A downstairs cloakroom adds further convenience, while the property is presented in immaculate condition throughout, allowing the next owner to move straight in with nothing to do. Externally, the property benefits from multi-vehicle off-road parking, providing excellent practicality for households with multiple vehicles and visitors. Combining modern construction, generous accommodation, immaculate presentation and a highly convenient village setting, this superb home represents an excellent opportunity for buyers seeking a stylish, ready-to-move-into property close to everyday amenities. 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

Entrance Hall

Downstairs Cloakroom

Lounge

Kitchen/Dining Room

First Floor Landing

Master Bedroom

En-Suite

Bedroom Two

Bedroom Three

Family Bathroom

Agents Note:

'Heating to the property is served by Gas Central Heating and Solar Heating. Please contact the branch for more details'

Total floor area 91.0 m² (980 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

Gaultree Square, Emneth WISBECH

- Modern (2019) semi-detached house
- Three bedrooms with en-suite to master
- Stunning 18' fully integrated kitchen/dining room
- Multi vehicle off-road parking
- Central village location

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

£250,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB129075



Property Ref:
WSB129075 - 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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