



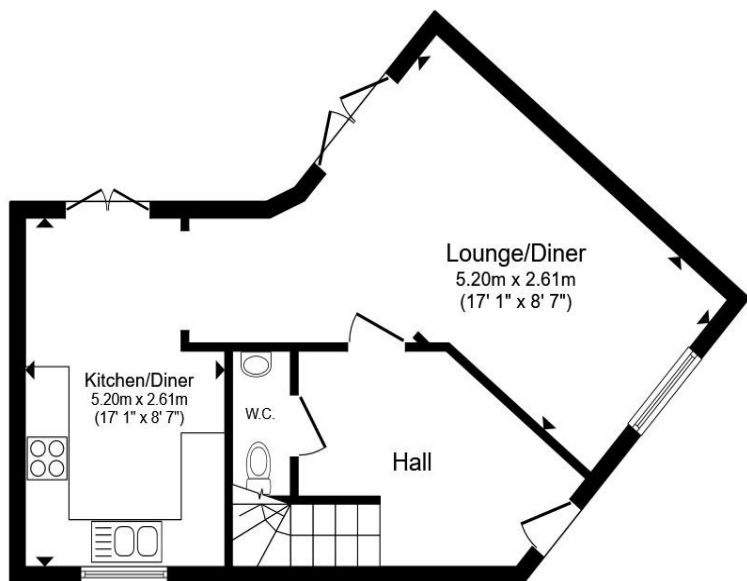
Grove Gardens, Elm Wisbech PE14 0JQ

Welcome to

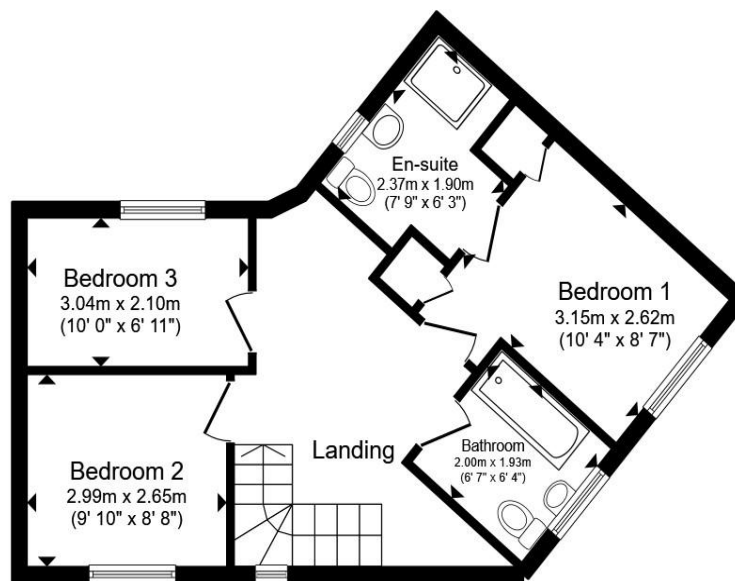
Grove Gardens, Elm Wisbech

An great opportunity to acquire this modern semi-detached house, beautifully presented throughout and situated in a quiet cul de sac location. The property offers well-proportioned and stylish accommodation, ideal for first-time buyers looking to step onto the property ladder. There are three bedrooms, with the principal bedroom benefiting from an en-suite shower room. The open plan ground floor features a spacious 17' lounge/dining room, providing a comfortable and versatile living space. A standout feature is the impressive 17' fully integrated kitchen/breakfast room, fitted with built-in appliances and offering ample space for dining. A downstairs cloakroom adds further practicality. Externally, the home benefits from two allocated parking spaces and enjoys a pleasant position within the development. Presented in immaculate condition throughout, this is a fantastic opportunity to purchase a well-maintained modern home while enjoying generous living space. Available to the market with no onward chain. 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/Dining Room**
- Kitchen/Breakfast Room**
- First Floor Landing**
- Master Bedroom**
- En-Suite**
- Bedroom Two**
- Bedroom Three**
- Family Bathroom**

Total floor area 86.0 m² (925 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

Grove Gardens, Elm Wisbech

- Modern semi-detached house
- Three bedrooms with en-suite to master
- 17' fully integrated kitchen/dining room - Open Plan
- Downstairs cloakroom
- Cul de sac location
- No Chain

Tenure: Freehold EPC Rating: B

Council Tax Band: C

£240,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128951



Property Ref:
WSB128951 - 0004

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.

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