



**Elm Road, Wisbech, PE13 2TB**

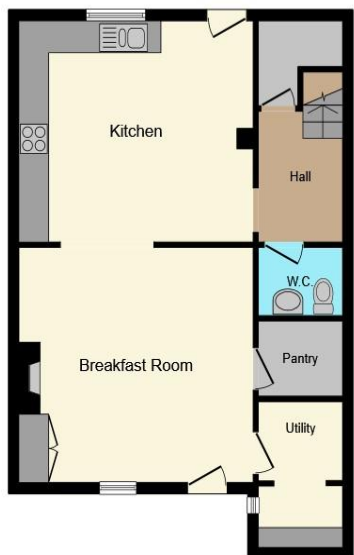


## Welcome to

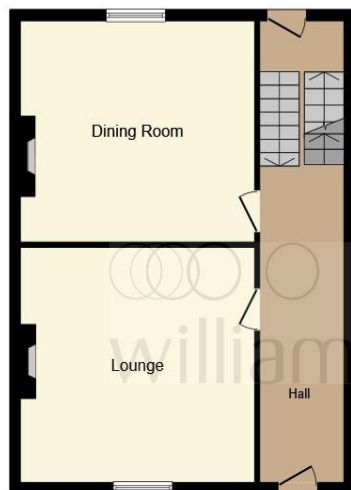
## Elm Road, Wisbech

Dating back to 1879, this beautifully presented Victorian family home is set over four floors and offers an impressive combination of character, charm and modern living. With four double bedrooms, three reception rooms, kitchen and two bathrooms, this property provides spacious and versatile accommodation for the whole family. The property showcases numerous original fireplaces and period details, while the layout makes the most of the space across its four levels: Lower Ground Floor: A stylish kitchen with SMEG range-style oven, archway through to a generous breakfast room with multi-fuel stove, plus a pantry, utility room and separate WC. Ground Floor: A welcoming hallway leads to two elegant reception rooms - a lounge with feature open fireplace and a formal dining room, both with sash windows. First Floor: Two spacious double bedrooms and a beautifully appointed family bathroom with feature bath and separate shower. Second Floor: Two further double bedrooms, both with storage, and a second bathroom. This is a rare opportunity to purchase a period home in such excellent condition. Viewing is essential to truly appreciate all this wonderful property has to offer. 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.





**Basement**



**Ground Floor**



**First Floor**



**Second Floor**

### **Kitchen**

15' 6" x 13' 7" ( 4.72m x 4.14m )

### **Breakfast Room**

14' 6" x 15' 8" ( 4.42m x 4.78m )

### **Utility**

9' 1" x 5' 9" ( 2.77m x 1.75m )

### **Pantry**

### **Ds Wc**

### **Lounge**

15' 5" x 14' 6" ( 4.70m x 4.42m )

### **Dining Room**

15' 5" x 13' 9" ( 4.70m x 4.19m )

### **Bedroom 1**

13' 7" x 15' 6" ( 4.14m x 4.72m )

### **Bedroom 2**

13' 2" x 14' 5" ( 4.01m x 4.39m )

### **Family Bathroom**

### **Bedroom 3**

13' 11" x 15' 3" ( 4.24m x 4.65m )

### **Bedroom 4**

14' 6" x 15' 3" ( 4.42m x 4.65m )

### **Family Bathroom**

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.focalagent.com](http://www.focalagent.com)

**Welcome to**

## **Elm Road, Wisbech**

- Stunning Victorian town house dating back to 1879
- Set across four floors
- Four double bedrooms
- Three reception rooms
- Ideal family home with modern touches throughout
- Original character features including working fireplaces
- Presented to an extremely high standard

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£300,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB128764](http://williamhbrown.co.uk/Property/WSB128764)



Property Ref:  
WSB128764 - 0004

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