

**ROBERT
HALE
HOMES FOR
SALE**

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WISBECH

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**46 WELBECK ROAD
WISBECPE13 2JY**

THE PROPERTY:

BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED HOUSE IN THIS HIGHLY SOUGHT AFTER RESIDENTIAL DEVELOPMENT *21' LOUNGE *FITTED KITCHEN WITH BUILT-IN OVEN & HOB *MASTER BEDROOM WITH EN-SUITE SHOWER/W.C. *GAS C/H *DOUBLE GLAZED *TWO ROOMED TIMBER OUTBUILDING WITH BAR POWER & LIGHTING *GARAGE PLUS MULTI VEHICLE OFF ROAD PARKING *ATTRACTIVE ENCLOSED GARDENS TO REAR *VIEW QUICKLY TO AVOID DISAPPOINTMENT.* NO UPWARD CHAIN!

THE PRICE:

£285,000

FREEHOLD EPC BAND C

REF. 8597

SELLING? FREE, FREE, VALUATIONS!



For your own peace of mind, always have an independent survey,
and always test all systems and appliances!
Items displayed in photographs may not necessarily be included.



REF. 8597 46 WELBECK ROAD, WISBECH PE13 2JY

COUNCIL TAX: BAND C FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech office turn right onto the A1101 dual carriageway Downham Market Road. At the next set of traffic lights turn into Norwich Road. Then seventh right into Boyces Road, second left into Bush Lane and first right into Welbeck Road.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE PORCH: With lantern.

ENTRANCE HALL: With laminate floor, C/H thermostat, stairway off.

LOUNGE/DINER: 21'10" (max) x 16'11" (max) 'L' shaped with feature square archway, double glazed French doors to rear garden.

FITTED KITCHEN: 9'8" (max) x 8'10" (max) With built-in gas hob, electric hob hood, built-in electric oven, wall cupboards, store cupboard, preparation surfaces with cupboards under and space/plumbing for dishwasher, display cupboard with glazed door, inset stainless steel single drainer 1 ½ bowl sink unit with mixer tap and cupboards under, laminate floor, part tiled walls.

GROUND FLOOR CLOAKROOM/W.C.:

With low level w.c., pedestal wash basin with mixer tap and tiled splash back, extractor fan.

UTILITY: 8'8" (max) x 5'1" (max) With laminate floor, worktop with drawers and cupboards under, space/plumbing for automatic washing machine.

FIRST FLOOR:

LANDING: With built-in airing cupboard housing hot water cylinder with immersion heater, access via folding ladder to part boarded loft with light point.

BATHROOM/W.C.: With part tiled walls, low level w.c., pedestal wash basin with mixer tap, panelled bath, extractor fan.

BEDROOM NO 1: 15'11" (max) x 9'9" (max) 'L' shaped.

EN SUITE SHOWER ROOM/W.C.:

With pedestal wash basin with mixer tap, low level w.c., tiled and screened shower cubicle with chrome shower valve and spray, part tiled walls, extractor fan.

BEDROOM NO 2: 12' (max) x 10'3" (max) 'L' shaped with laminate floor.

BEDROOM NO 3: 12'5" (max) x 10'3" (max) 'L' shaped with laminate floor, walk-in wardrobe/cupboard.

OUTSIDE: SECURITY LIGHT: COLD WATER TAP:

TIMBER OUTBUILDING: Room 1: Bar with power and lighting
Room 2: Garden store

GARAGE: 16'10" (max) x 8'6" (max) With up and over door, joist storage, Worcester gas fired wall mounted C/H boiler, power and lighting.

GARDENS: To front down to a shingle multi vehicle off road parking area. Timber gate to side leads along the side of the house to the enclosed rear garden which is laid to lawn with trees, paved pathways and paved patio.

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Ground Floor



First Floor

