

**ROBERT
HALE
HOMES FOR
SALE**

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**23, ALL SAINTS AVENUE
WALSOKEN
PE13 3RQ**

THE PROPERTY: A VERY DECEPTIVE, EXTENDED TWO BEDROOMED DETACHED BUNGALOW OFFERING THE OPPORTUNITY OF TWO SEPARATE LIVING SPACES TO USE AS A POSSIBLE ANNEXE * 30FT LOUNGE PLUS SECOND RECEPTION ROOM * TWO KITCHENS! * TWO SHOWER ROOMS/W. C.'S * CONSERVATORY * MULTI-VEHICLE OFF ROAD PARKING * ATTRACTIVE ENCLOSED GARDENS TO REAR * MUST BE VIEWED TO BE APPRECIATED! DON'T DELAY!!

THE PRICE: **£270,000** **FREEHOLD EPC BAND C** **REF.8604**

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.8604

23, ALL SAINTS AVENUE, WALSOKE.

COUNCIL TAX: BAND B FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech office turn right onto the A1101 dual carriageway Downham Market Road. Proceed to the traffic lights and turn left into Norwich Road. Follow the road for about 1 mile and turn right into Church Road. Proceed to the 'T' junction and turn left. Then turn first left into All Saints Avenue.

THE ACCOMMODATION: (Dimensions given are approximate only)

LOUNGE/DINER: 30' (max) x 15' 7" (max) With 3 sets of french doors, patio doors to rear garden.

INNER HALL: With built in airing cupboard housing Glow Worm gas fired wall mounted central heating boiler with hot water cylinder & immersion heater.

KITCHEN 1: 14' (max) x 7' 6" (max) With space/plumbing for washing machine, inset single drainer sink unit with mixer tap & cupboards under, range of wall cupboards with glazed doors, part tiled walls, preparation surfaces with drawers & cupboards under, larder cupboard.

STUDY/RECEPTION ROOM: 11' 5" (max) x 10' 5" (max) With range of fitted cupboards.

KITCHEN 2: 14' 3 (max) x 8' (max). With laminate floor, Valliant gas fired central heating (serving the extended part of the bungalow) Breakfast bar, range of wall cupboards, space/plumbing for washing machine, inset stainless steel single drainer sink unit with mixer tap & cupboards under, preparation surfaces with drawers & cupboards under, built in electric hob, built in electric oven, electric hob hood.

LEAN TO UPVC CONSERVATORY:
13' 1" (max) x 5' (max).

SHOWER ROOM/W.C. 1: With low level W.C., double shower cubicle with Mira electric shower, pedestal wash basin, tiled walls,

SHOWER ROOM/W.C. 2: With quadrant shower cubicle with thermostatic shower, pedestal wash basin with mixer tap, low level W.C., extractor fan.

BEDROOM NO 1: 12' 4" (max) x 12' 3" (max) 'L' shaped.

BEDROOM NO 2: 12' (max) x 8' 7" (max).

OUTSIDE: RANGE OF KENNELS : TIMBER STORE SHED/WORKSHOP : SECURITY LIGHT

GARDENS: To front down to a block paved multi-vehicle off road parking space. Paved pathway to side leads along the side of the bungalow. Generous enclosed gardens to rear, laid to lawn with paved pathways, granite pathways, raised beds, borders.



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All Saints Ave

