

**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 WEST STREET
WISBECH
PE13 2LY**

THE PROPERTY: MODERN THREE STOREY THREE BEDROOM MID TERRACED HOUSE SITUATED CLOSE TO THE TOWN CENTRE AND LOCAL SCHOOLS *TWO BATH/SHOWER ROOMS (1 EN-SUITE) *FITTED KITCHEN WITH BUILT-IN OVEN & HOB *GAS FIRED CENTRAL HEATING *DOUBLE GLAZING *GARAGE PLUS ALLOCATED OFF ROAD PARKING SPACE *GREAT INVESTMENT OPPORTUNITY OR FIRST TIME BUY!!

THE PRICE:

£176,000

FREEHOLD EPC BAND

REF. 8645

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. 8645 46 WEST STREET, WISBECH

COUNCIL TAX: BAND B FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech town centre Church Terrace car park take the Church Terrace exit, turning right into West Street the property is on the right hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE HALL: With stairway off.

FITTED KITCHEN: 11'6" (max) x 8'1" (max) With built-in gas hob, built-in electric oven, electric hob hood, stainless steel single drainer sink unit with mixer tap and cupboard under, space/plumbing for dishwasher, preparation surfaces with drawers and cupboards under, range of wall cupboards.

GROUND FLOOR CLOAKROOM/W.C.:

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

UTILITY:

With worktop with space/plumbing under for automatic washing machine and space for condensing tumble drier.

FIRST FLOOR:

LANDING:

LOUNGE/DINER 15'4" (max) x 13' (max)

BEDROOM NO 1: 13' (max) x 8'8" (max) With built-in double wardrobe/cupboard.

EN SUITE SHOWER ROOM/W.C.:

With pedestal wash basin with mixer tap, low level w.c., tiled shower cubicle with thermostatic shower, extractor fan.

SECOND FLOOR:

LANDING: With built-in airing cupboard housing Worcester gas fired wall mounted combi boiler.

BEDROOM NO 2: 16' (max) x 8'6" (max) (with sloping ceiling)

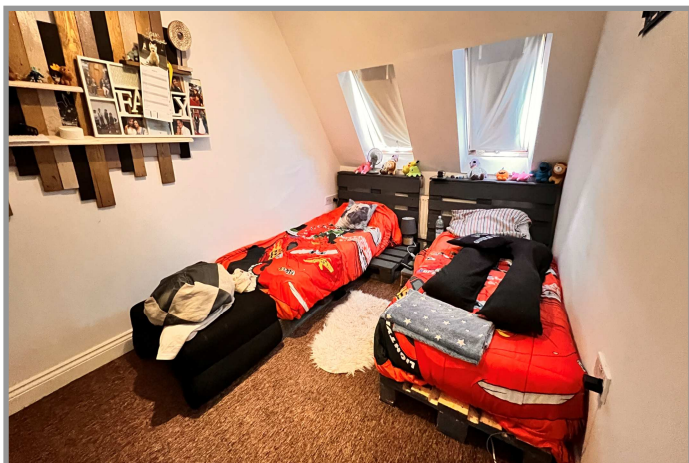
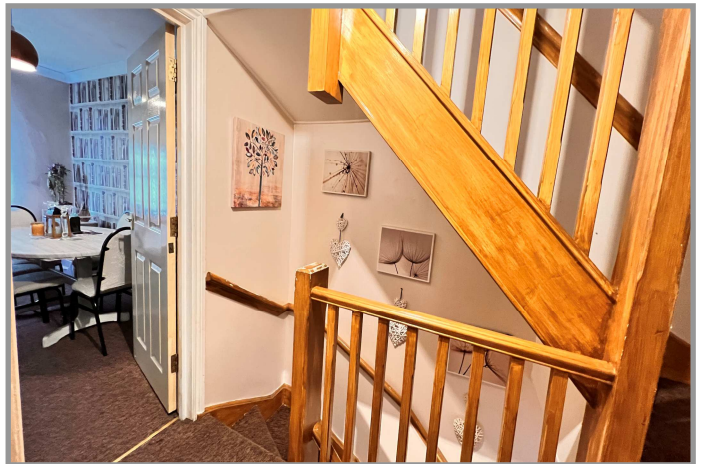
BEDROOM NO 3: 12' (max) x 8'6" (max) (with sloping ceiling)

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

OUTSIDE:

GARDEN: Block paved area to rear, with paved allocated off road parking space, and a concrete patio.

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