

**ROBERT  
HALE  
HOMES FOR  
SALE**

Falcon House, Falcon Road,  
Wisbech, Cambs. PE13 1AU  
**WISBECH**

**01945 465222**

E-mail:  
wisbech@robert-hale-homes.co.uk

Website:  
www.robert-hale-homes.co.uk

**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:**

**£167,200**

**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)

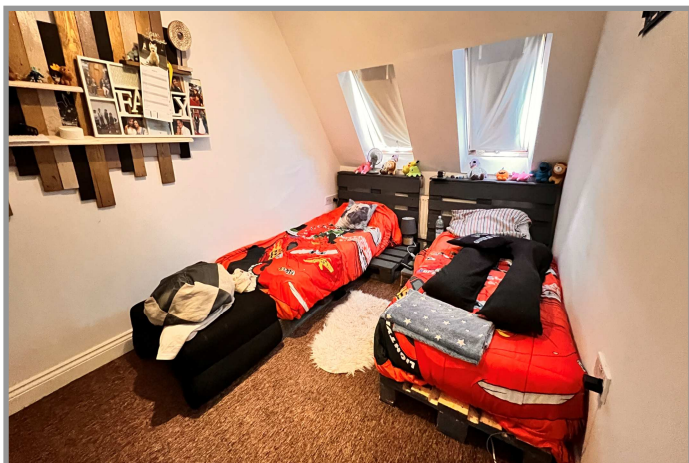
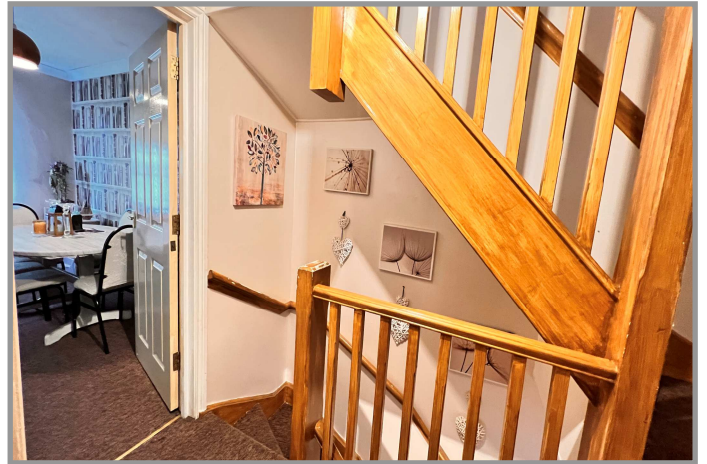
**FAMILY BATHROOM/W.C.:** With low level w.c., pedestal wash basin, panelled bath, part tiled walls, extractor fan.

**OUTSIDE:**

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



REF. 8645 46 WEST STREET, WISBECH





REF. 8645 46 WEST STREET, WISBECH

