

**ROBERT  
HALE  
HOMES FOR  
SALE**

Falcon House, Falcon Road,  
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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**12, PETTS CLOSE  
WALSOKEN, PE13 3QE**

**THE PROPERTY:** BEAUTIFULLY PRESENTED TWO BEDROOMED DETACHED BUNGALOW ON THIS HIGHLY POPULAR DEVELOPMENT \* 22' LOUNGE \* FITTED KITCHEN WITH GAS OVEN, BUILT IN FRIDGE \* LOVELY CONSERVATORY \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* ATTRACTIVE ENCLOSED GARDENS TO REAR \* GARAGE PLUS OFF ROAD PARKING \* THIS REALLY MUST BE VIEWED TO BE APPRECIATED, SO BE THE FIRST TO VIEW!

**THE PRICE:** £235,000 FREEHOLD EPC BAND C

**REF. 8656**

**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. 8656 12, PETTS CLOSE, WALSOKE**

**COUNCIL TAX: BAND B FENLAND DISTRICT COUNCIL**

**HOW TO GET THERE:** From the Wisbech office turn right onto the dual carriageway .At the second set of traffic lights turn left into Norwich Road. Follow the road for about 1.3 miles then turn left into Old Lynn Road, then first left into Petts Close,

**THE ACCOMMODATION:** (Dimensions given are approximate only)

**ENTRANCE HALL:** With airing cupboard housing Worcester gas fired wall mounted combi boiler, access to loft, laminate floor;

**LOUNGE/DINER:** 22'10"(max) x 15'3"(max) with bay window, French doors which leads to the CONSERVATORY

**FITTED KITCHEN:** 10'8"(max) x 8'10"(max) with preparation surfaces with drawers & cupboards under, stainless steel single drainer sink unit with mixer tap & cupboards under, part tiled walls, integrated fridge, space & plumbing for automatic washing machine, wall cupboards, gas oven, electric hob hood, electric panel radiator, extractor fan;

**UPVC CONSERVATORY:** 8'8"(max) x 4'7"(max) with French doors to rear garden;

**SHOWER ROOM/W.C.:** With low level w.c., pedestal wash basin, walk in shower cubicle with spray & thermostat, shower screen, tiled walls, heated towel rail, extractor fan;

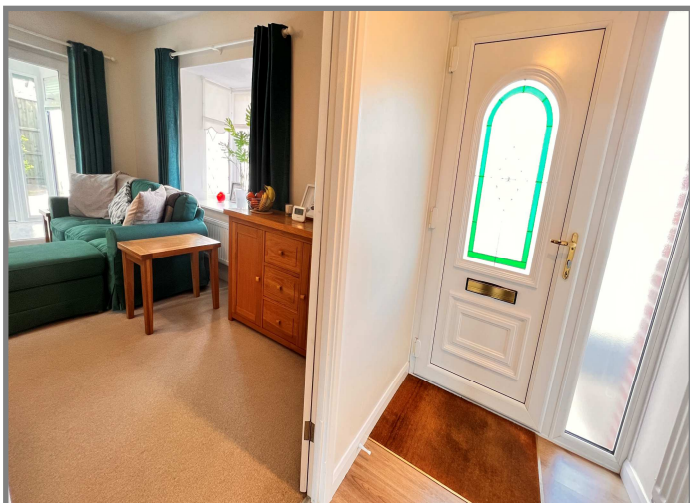
**BEDROOM NO 1:** 11'(max) x 10'2"(max);

**BEDROOM NO 2:** 8'8"(max) x 9'9"(max);

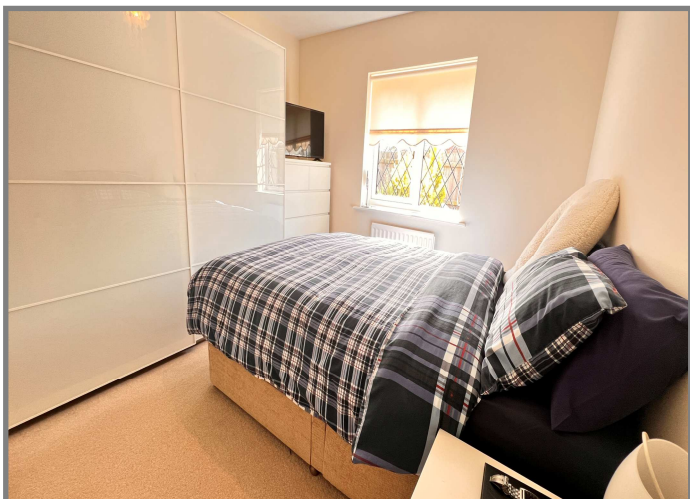
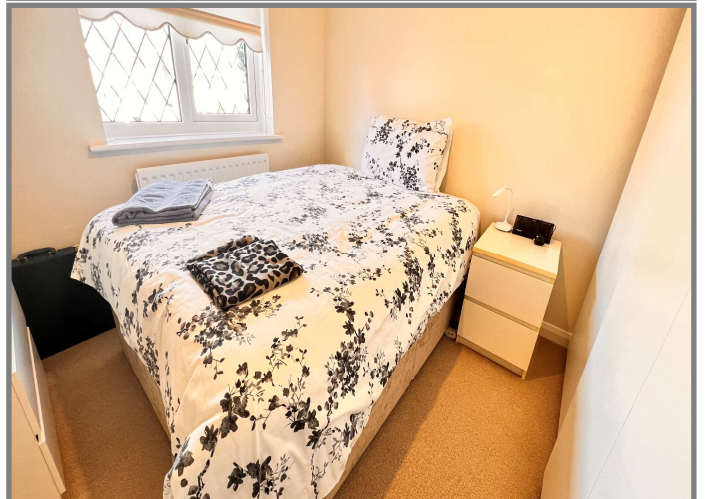
**OUTSIDE: COLD WATER TAP: OUTSIDE LANTERN:**

**GARAGE:** 17'2"(max) x 8'4"(max) with power & lighting, joist storage, up & over door, personal door;

**GARDENS:** To front with block paving and multi vehicle off road parking. Attractive enclosed low maintenance gardens to rear, down to paving slabs and gravel borders with shrubs, conifers, paved pathway & patio area.



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**Petts Close**

