

**ROBERT  
HALE  
HOMES FOR  
SALE**

Falcon House, Falcon Road,  
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**WISBECH**

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**8 THE OAKES  
ELM  
PE14 0JR**

**THE PROPERTY:** MODERN FOUR BEDROOM END TERRACE HOUSE SITUATED ON THIS HIGHLY POPULAR DEVELOPMENT IN THIS HIGHLY POPULAR VILLAGE WITH ITS OWN SCHOOL & PUB \*FITTED KITCHEN WITH BUILT-IN OVEN & HOB \*MASTER BEDROOM WITH EN-SUITE SHOWER/W.C. \*USEFUL GROUND FLOOR CLOAKROOM/W.C. \*GAS FIRED CENTRAL HEATING \*DOUBLE GLAZING \*ENCLOSED GARDENS TO REAR \*GARAGE PLUS OFF ROAD PARKING SPACE \*VIEW NOW!

**THE PRICE:** OIRO £250,000 FREEHOLD EPC BAND C REF. 8665

**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. 8665 8 THE OAKES, ELM**

**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. Follow the road for about 1.4 miles and turn right at the China Garden Takeaway, signed Elm and Friday Bridge. Follow the road into the village and after passing the Sportsman Pub on the right hand side turn first right into Grove Gardens then second right into Cedar Way, which leads to The Oakes.

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

**ENTRANCE CANOPY:** With lantern.

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

**LOUNGE:** 15'4" (max) x 12'6" (max) into bay window, feature fire surround with 'crushed marble' hearth and enclosing a fitted "flame effect" gas fire, built-in downstairs cupboard.

**FITTED KITCHEN/BREAKFAST ROOM:**

14'11" (max) x 8'10" (max) With built-in gas hob, built-in electric oven, electric hob hood, space/plumbing for automatic washing machine, inset stainless steel single drainer 1 ½ bowl sink unit with mixer tap and cupboards under, range of wall cupboards, preparation surfaces with drawers and cupboards under, C/H programmer, double glazed french doors to rear garden.

**GROUND FLOOR CLOAKROOM/W.C.:**

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

**FIRST FLOOR:**

**LANDING:** With access to loft, built-in airing cupboard housing hot water cylinder.

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

**BEDROOM NO 1:** 15'1" (max) x 9'7" (max) With built-in double wardrobe/cupboard.

**EN SUITE SHOWER ROOM/W.C.:**

With tiled and screened shower cubicle with thermostatic shower, pedestal wash basin, low level w.c., part tiled walls, extractor fan.

**BEDROOM NO 2:** 12'1" (max) x 8' (max) With built-in double wardrobe/cupboard.

**BEDROOM NO 3:** 8'1" (max) x 8' (max)

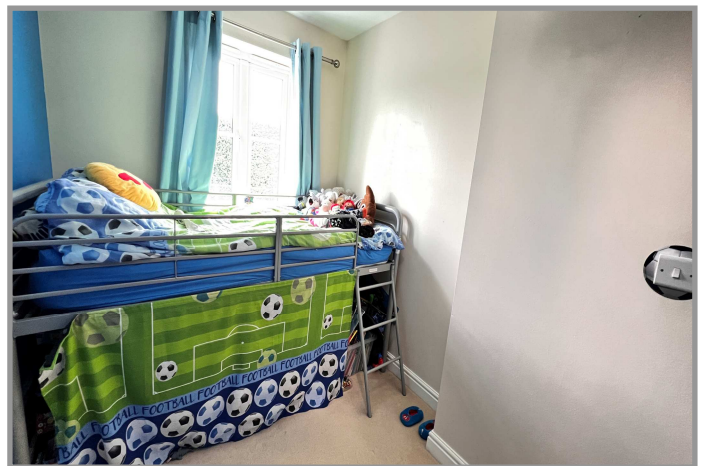
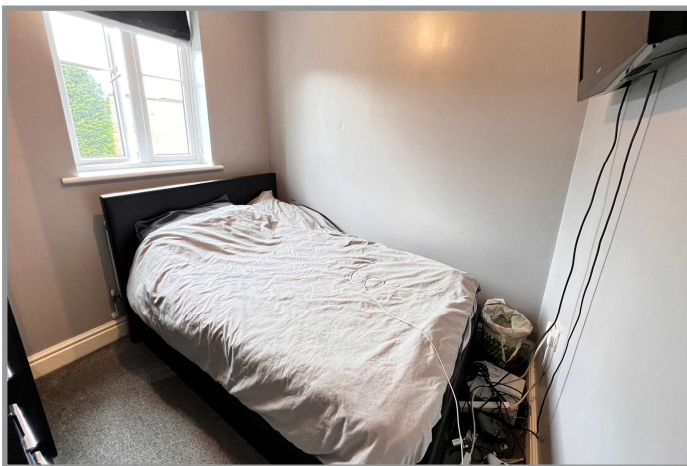
**BEDROOM NO 4:** 11'7" (max) x 8'8" (max) 'L' shaped

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

**GARAGE:** 19'2" (max) x 9'1" (max) With up and over door, personal door, power and lighting, Logic gas fired wall mounted C/H boiler.

**GARDENS:** To front, laid to lawn, with a paved pathway and a tarmac driveway/off road parking space. Pathway to side leads to the front entrance door and to the side gate opening onto the enclosed rear garden which is laid to lawn with a paved patio.

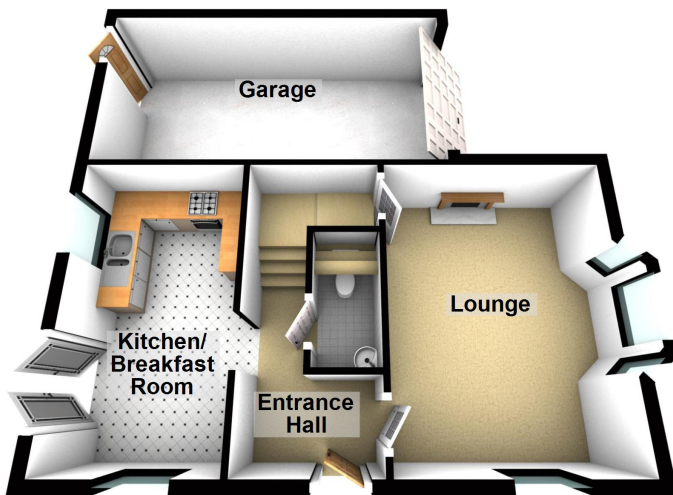
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Ground Floor



First Floor

