

**ROBERT  
HALE  
HOMES FOR  
SALE**

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

**WISBECH**

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**4, HENRY WARBY AVENUE**

**ELM**

**PE14 0BT**

**THE PROPERTY:** MORE THAN MEETS THE EYE! \* AN EXTREMELY DECEPTIVE THREE BEDROOMED DETACHED BUNGALOW SITUATED IN A POPULAR RESIDENTIAL DEVELOPMENT IN A HIGHLY SOUGHT AFTER VILLAGE WITH ITS OWN SCHOOL, PUBS & SHOP \* 18FT LOUNGE \* STUNNING OPEN PLAN FITTED KITCHEN/DINER \* 2 BATH/SHOWER ROOMS (1 EN-SUITE) \* GARAGE PLUS OFF-ROAD PARKING SPACE \* ENCLOSED LOW MAINTENANCE GARDENS TO REAR \* DOUBLE GLAZING \* GAS FIRED CENTRAL HEATING \* NO UPWARD CHAIN \* VIEWING REALLY IS A MUST!!

**THE PRICE:** OIEO £269,000 FREEHOLD EPC BAND D

**REF.8670**

**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.8670 4, HENRY WARBY AVENUE, ELM, PE14 0BT**

**COUNCIL TAX:** **BAND C FENLAND DISTRICT COUNCIL**

**HOW TO GET THERE:** From the Wisbech office turn right on to the A1101 dual carriageway Downham Market road. Follow the road for about 1.4 miles then turn right at the China Rose takeaway signed Elm and Friday Bridge. Follow the road and turn sixth right into Henry Warby Avenue.

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

**ENTRANCE HALL:** With laminate floor, built in cloaks cupboard, security alarm programmer.

**INNER HALL:** With laminate floor, central heating programmer, built in airing cupboard housing Viessmann gas fired combi-boiler.

**LOUNGE:** 18' (max) x 12' 1" (max) With laminate floor, feature fire surround enclosing a "living flame" gas fire with marble surround and hearth., bay window.

**OPEN PLAN KITCHEN/DINER:** 22' 3" (max) X 20' 7" (max) 'L' shaped with laminate floor, double glazed French doors to rear garden, peninsular preparation surfaces with inset 1 ½ bowl sink unit with mixer tap & cupboards under, larder cupboard, range of wall cupboards, preparation surfaces with drawers & cupboards under, part tiled walls, feature square archway, built in electric double oven, built in gas hob, electric hob hood, built in dishwasher, access via folding ladder to part boarded loft with power & lighting.

**REAR LOBBY:** With tiled floor.

**SHOWER ROOM/W.C.:** With tiled walls, heated towel rail, low level W.C., hand wash basin with mixer tap, tiled & screened shower area with chrome shower valve & spray.

**BEDROOM NO 1:** 12' 8" (max) x 10' 6" (max).

**EN SUITE SHOWER ROOM/W.C.:** With quadrant shower cubicle, inset hand wash basin, with mixer tap & cupboards under, illuminated wall mirror with shelving & cupboard, heated towel rail, panelled bath with mixer tap, tiled floor, tiled walls.

**BEDROOM NO 2:** 12' 5" (max) x 8' (max) 'L' shaped with fitted wardrobe/cupboards.

**BEDROOM NO 3:** 9' (max) (into wardrobe) x 6' 7" (max) With laminate floor, fitted cupboards.

**GARAGE:** 17' 2" (max) x 8' 10" (max) With electronically operated remote controlled up & over door, power & lighting, personal door.

**GARDENS:** To front, down to stone chippings, shrubs, trees and a block paved driveway/multi-vehicle off road parking space which extends along the side of the property. Enclosed low maintenance gardens to rear, down to decking with trees & conifers.



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