

**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



**BELUKA
STATION ROAD
WISBECH ST MARY
PE13 4RY**

THE PROPERTY: BEAUTIFULLY PRESENTED MODERN THREE DOUBLE BEDROOM DETACHED HOUSE SITUATED IN THIS HIGHLY POPULAR VILLAGE WITH ITS OWN SCHOOL PUB SHOP & POST OFFICE *21' LOUNGE *21' FITTED KITCHEN WITH BUILT-IN OVEN AND HOB *USEFUL UTILITY/CLOAKROOM *OIL FIRED CENTRAL HEATING *DOUBLE GLAZING *ENCLOSED GARDENS TO REAR *EXTENSIVE MULTI VEHICLE OFF ROAD PARKING *VIEW QUICKLY TO AVOID DISAPPOINTMENT!

THE PRICE: £270,000 FREEHOLD EPC BAND C REF.8689

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. 8689 BELUKA, STATION ROAD, WISBECH ST MARY

COUNCIL TAX: BAND C FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech town centre roundabout take the exit signed with the National Trust logo. Follow the road to the traffic lights and turn right crossing the bridge. Immediately after crossing the bridge turn left. Proceed to the next set of traffic lights and turn left. Follow the road for several miles to the village of Wisbech St Mary. After passing the village sign turn first right into Station Road. The property is on the left hand side after about a 1/3 of a mile.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE PORCH:

ENTRANCE HALL: With laminate floor, under stairs cupboard, stairway off.

LOUNGE: 21' (max) x 11'(max) With fitted electric "flame effect" fire, double glazed french doors to rear garden.

FITTED KITCHEN/DINER: 21'2" (max) x 9'8" (max) With laminate floor, double glazed French doors to rear garden, range of wall cupboards, part tiled walls, preparation surfaces with drawers and cupboards under, space/plumbing for dishwasher, inset single drainer sink unit with mixer tap and cupboards under, built-in electric oven, built-in electric hob, electric hob hood.

GROUND FLOOR CLOAKROOM/W.C./UTILITY:

8'5" (max) x 6' (max) With laminate floor, Grant oil fired C/H boiler, C/H programmer, low level w.c., pedestal wash basin with tiled splash back, work top with space/plumbing under for automatic washing machine and space for condensing tumble drier, extractor fan.

FIRST FLOOR:

LANDING: With access to loft.

FAMILY BATHROOM/W.C.: With tiled floor, low level w.c., pedestal wash basin with tiled splash back, panelled bath with mixer tap and shower attachment plus folding screen, heated towel rail, extractor fan.

BEDROOM NO 1: 10'7" (max) x 10' (max)

EN SUITE SHOWER ROOM/W.C.:

With tiled floor, pedestal wash basin, low level w.c., tiled and screen shower cubicle

BEDROOM NO 2: 11'9" (max) x 10'9" (max) With built-in double wardrobe/cupboard, electric shower, extractor fan.

BEDROOM NO 3: 10'1" (max) x 9'8" (max)

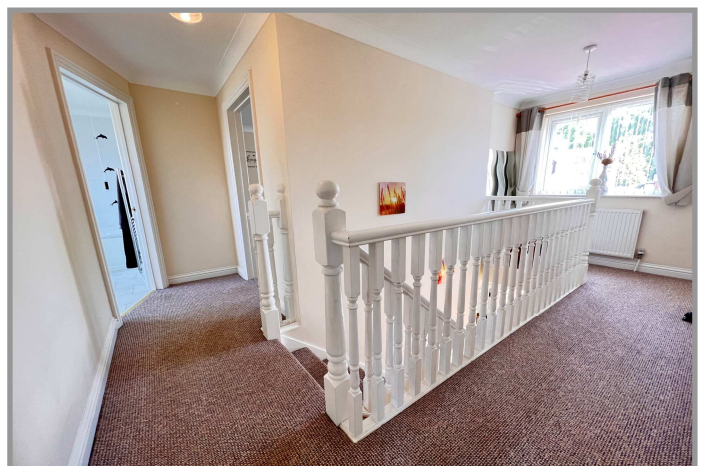
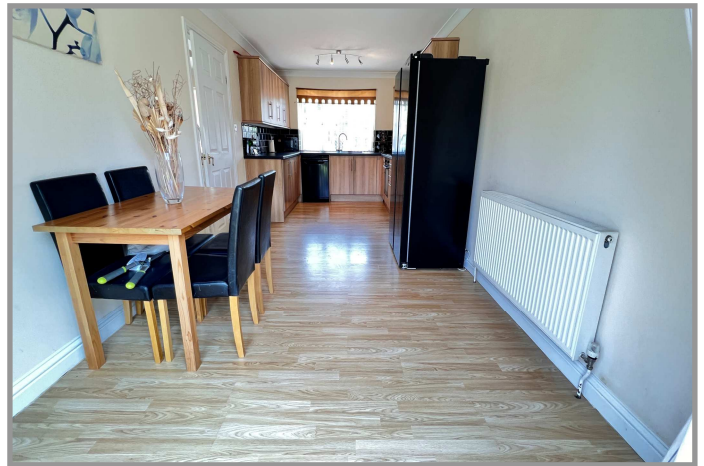
OUTSIDE:

OUTSIDE LANTERNS: OIL STORAGE TANK: GAZEBO:

GARDENS:

To front down to a shingle multi vehicle off road parking space. Timber gate to the side opens on to a concrete pathway leading to the enclosed rear garden which is laid to lawn with shrubs, decking and a concrete patio area.

REF. 8689 BELUKA, STATION ROAD, WISBECH ST MARY



REF. 8989 BELUKA, STATION ROAD, WISBECH ST MARY

