



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



**2, BOWTHORPE ROAD
WISBECH, PE13 2DX**

THE PROPERTY: AN IMPOSING VICTORIAN 4 BEROOMED SEMI DETACHED HOUSE OF GREAT CHARACTER & SITUATED IN A SOUGHT AFTER RESIDENTIAL ROAD * 2 RECEPTION ROOMS * FITTED KITCHEN WITH CUISINEMASTER RANGE , HOB & DISHWASHER * USEFUL UTILITY * THREE BATH/.SHOWER ROOMS * GAS FIRED CENTRAL HEATING * MOSTLY DOUBLE GLAZED * BRICK GARAGE PLUS OFF ROAD PARKING * ENCLOSED GARDENS TO REAR LOOKING ONTO PARKLAND * BE THE FIRST TO VIEW !

THE PRICE: **£325,000** **FREEHOLD** **EPC BAND**

REF. 8691

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. 8691 2, BOWTHORPE ROAD, WISBECH

COUNCIL TAX: BAND C FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wsbech toen centre roundabout take the exit signed West Walton & Walsoken. Follow the road and turn third right into Townsend Road. Then first right into Bowthorpe Road. The property is immediately on the right hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE PORCH: With Terrazo tiled floor;

ENTRANCE HALL: With built in store cupboard, stairway off, feature archway;

LOUNGE: 16'5"(max) x 14'(max) with Multi fuel burner, bay window;

DINING ROOM: 13'1"(max) x 12'10"(max) with feature fire surround

FITTED KITCHEN: 12'6"(max) x 11'10"(max) with CUISINEMASTER Gas/Electric Range, electric hob hood, laminate floor, breakfast bar, range of wall cupboards, part tiled walls, preparation surfaces with drawers & cupboards under and concealed lighting over, built in dishwasher, inset ceramic single drainer 1 ½ bowl sink unit with mixer tap & cupboard under;

GROUND FLOOR CLOAKROOM/W.C.:

With integrated low level w.c., integrated hand wash basin with mixer tap, built in cupboards, part tiled walls;

UTILITY: 11'10"(ma) x 7'5"(ma) with laminate floor, Logic gas fired wall mounted combi boiler, part tile walls, built in washing machine, built in tumble drier, built in fridge & built in freezer, inset ceramic single drainer sink unit with mixer tap & cupboard under;

FIRST FLOOR:

LANDING: With access to loft, built in linen cupboard, built in cloaks cupboard;

FAMILY BATHROOM/W.C./SHOWER ROOM.:

With low level w.c., laminate floor, part tiled walls, pedestal wash basin with mixer tao, panelled bath with mixer tap & shower attachment, tiled shower cubicle with

BEDROOM NO 1: 13'4"(max) x 13'(max) with feature original fireplace;

EN SUITE SHOWER ROOM/W.C.:

With low level w.c., pedestal wash basin, tiled shower cubicle with Triton electric shower, part tiled walls;

BEDROOM NO 2: 16'5"(max) x 13'(max) with bay window;

BEDROOM NO 3: 12'(max) x 9'(max);

BEDROOM NO 4: 10'4"(max) x 6'(max);

OUTSIDE: TIMBER STORE SHED:

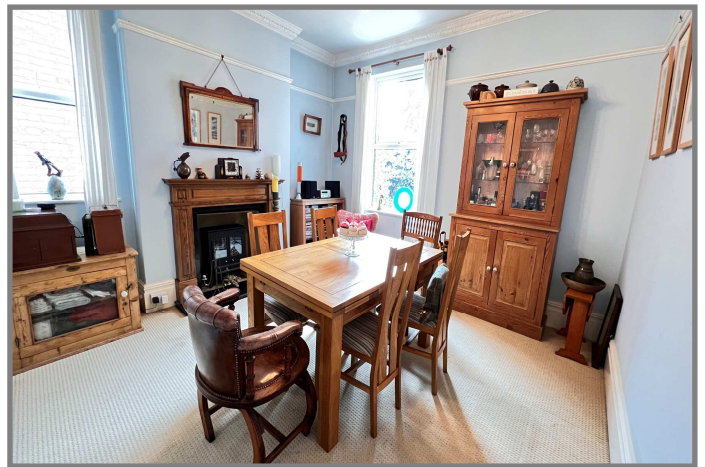
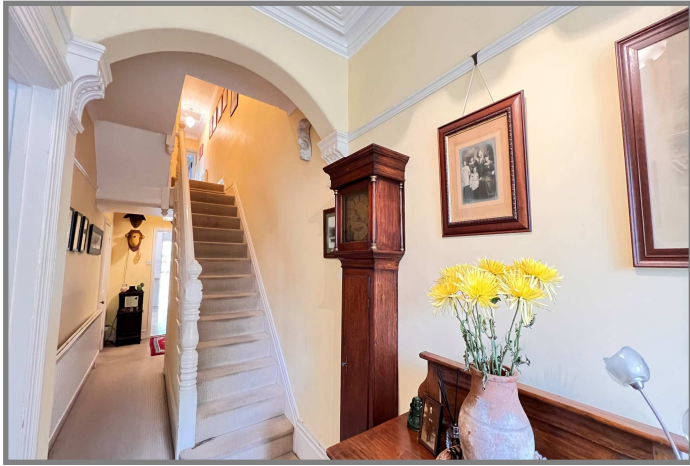
DETACHED BRICK GARAGE:

16'(max) x 8'1"(max) with up & over door, personal door, power & lighting;

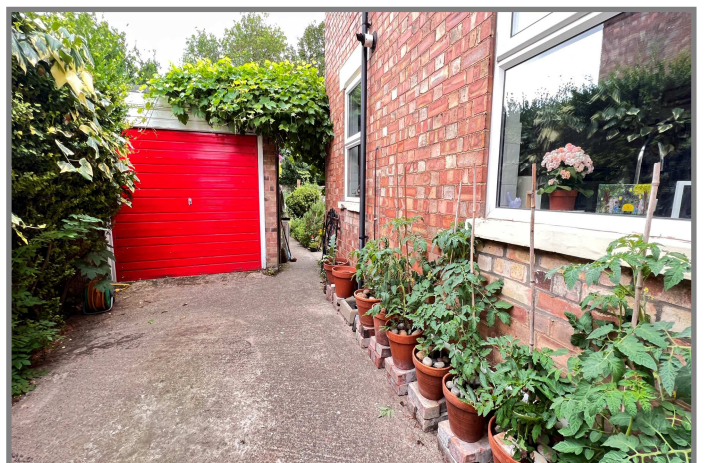
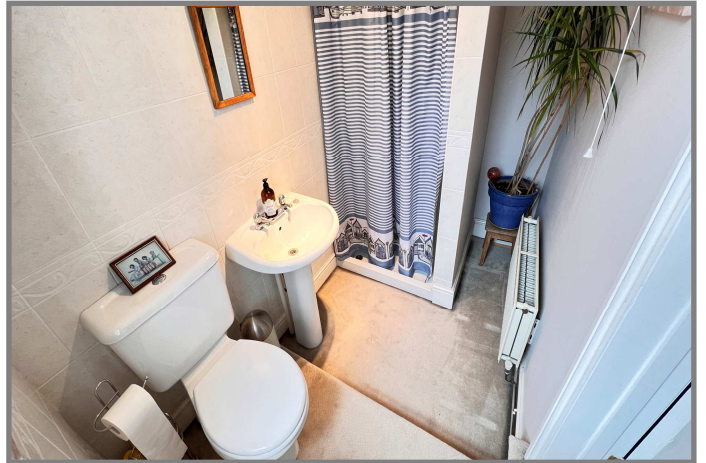
GARDENS:

To front laid to lawn with borders, shrubs, pathway to the front entrance door, hawthorne hedge. Share driveway to side leads to the rear garden which has a concrete off road parking space, lawn, beds, borders, shrubs, trees, paved patio and seasonal vegetable/soft fruit plot. The rear garden backs onto parkland;

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