

**ROBERT
HALE
HOMES FOR
SALE**

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WISBECH

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**20, TOWER ROAD
FRIDAY BRIDGE
PE14 0HP**

THE PROPERTY: VERY DECEPTIVE THREE BEDROOMED SEMI DETACHED HOUSE ON A HUGE PLOT AT THE END OF A CUL DE SAC IN THIS HIGHLY POPULAR VILLAGE WITH IT'S OWN PUB, RESTAURANT, SHOP/POST OFFICE & SCHOOL! * USEFUL UTILITY * GAS CENTRAL HEATING * DOUBLE GLAZING * EXTENSIVE MULTI VEHICLE OFF ROAD PARKING WITH ITS OWN ACCESS TO REAR FROM AN ACCESS ROAD! * SO VIEW NOW! * NO UPWARD CHAIN!

THE PRICE: OIEO £200,000 FREEHOLD EPC BAND E REF. 8697

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. 8697 20, TOWER ROAD, FRIDAY BRIDGE

COUNCIL TAX: BAND A FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech office turn right onto the dual carriageway. Follow the road for about 1.4 miles then turn right at the China Rose Takeaway signed Elm & Friday Bridge. Follow the main road all the way to the Clock Tower in Friday Bridge and IMMEDIATELY after passing the Clock turn left into Maltmas Drove, then first right into Tower Road. Turn left into a cul de sac and the property is at the end on the left hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE HALL: With stairway off;

LOUNGE: 17'(max) x 10'(max) with feature reconstituted stone fire surround/t.v./display standing & enclosing a fitted 'living flame' gas fire (test advised);

KITCHEN/DINER: 14'7"(max) x 13'5"(max) with walk in understairs cupboard peninsular preparation surface with drawers & cupboards under, additional preparation surfaces with drawers & cupboards under, gas cooker point, electric hob hood, part tiled walls, tiled floor, range of wall cupboards, inset 1 ½ bowl single drainer sink unit with mixer tap & cupboard under;

GROUND FLOOR CLOAKROOM/W.C.:

With tiled floor, tiled walls, low level w.c;

UTILITY: 9'3"(max) x 7'2"(max) with tiled floor, double wall cupboard, plumbing for automatic washing machine, vent for tumble drier, walk in cupboard housing Ideal gas fired wall mounted combi boiler,

FIRST FLOOR:

LANDING: With access to loft;

SHOWER ROOM/W.C.: With pedestal wash basin, low level w., tiled shower area with Mira electric shower, extractor fan;

BEDROOM NO 1: 13'8"(max) x 10'(max) with range of fitted units including display shelving, wardrobes, cupboards & bedside tables;

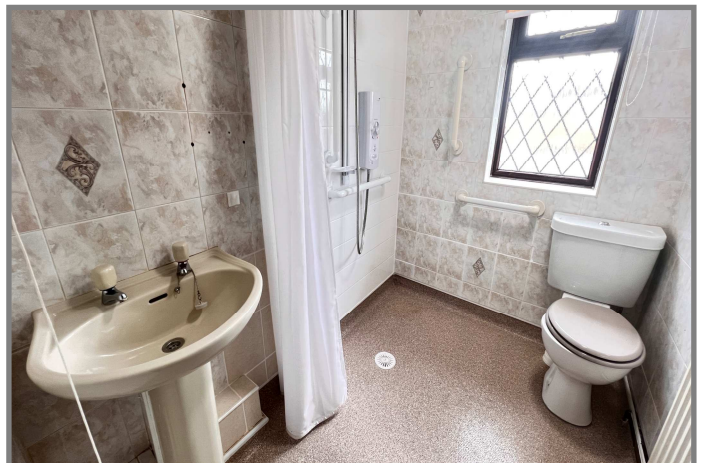
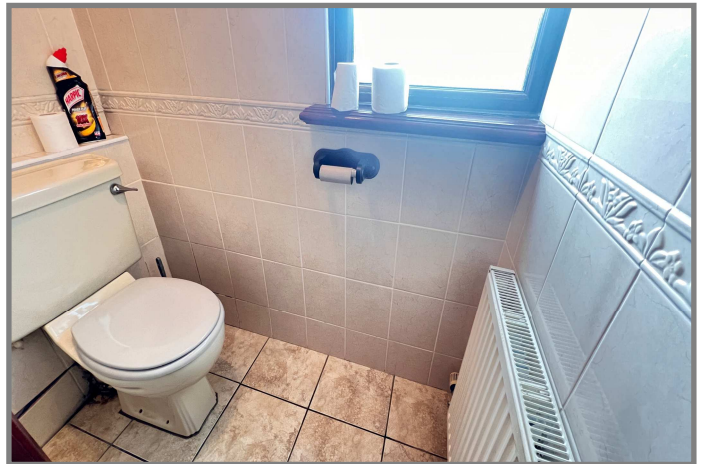
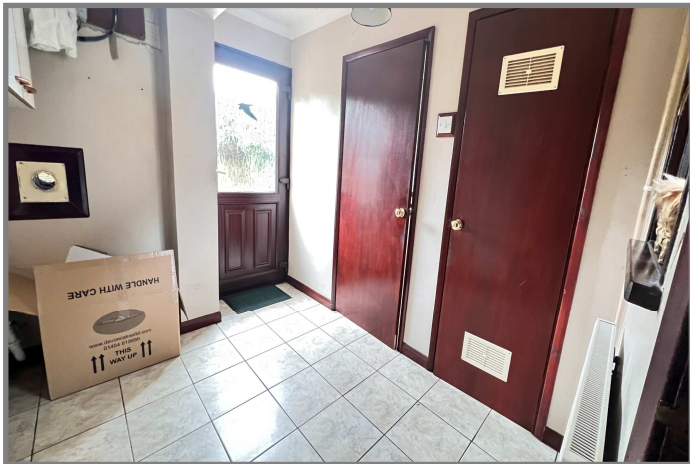
BEDROOM NO 2: 11'9"(max) x 8'9"(max) with range of fitted units including, wardrobes, cupboards, blanket cupboards, display shelving & bedside tables;

BEDROOM NO 3: 8'10"(max) x 8'(max) with range of fitted units including display shelving, blanket cupboards and bedside tables;

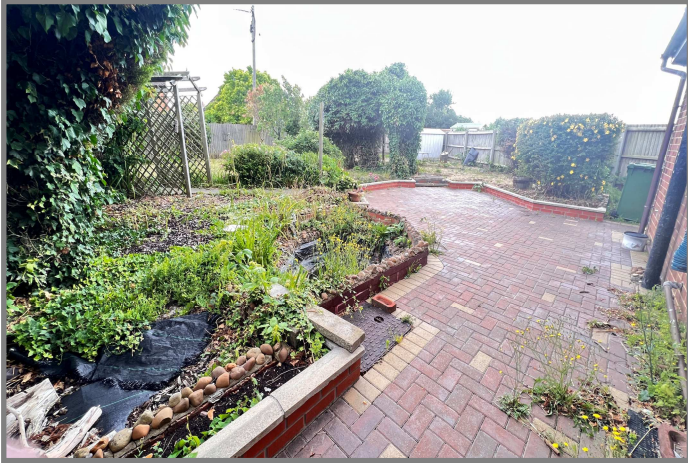
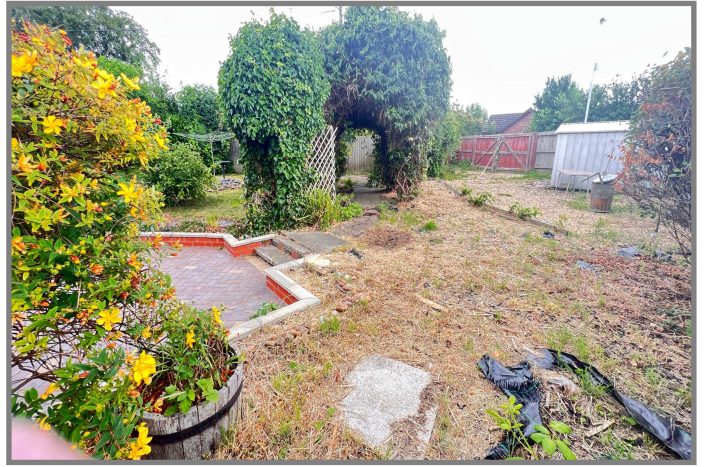
OUTSIDE: **EXTERNAL POWER POINT; SECURITY LIGHT; COLD WATER TAP:**

GARDENS: To front, down to block paving. Timber gate to side opens onto the huge rear garden which is laid to lawn with shrubs, trees, block paved patio & shingle multi vehicle off road parking space with double timber gates giving vehicle access from the access road to rear;

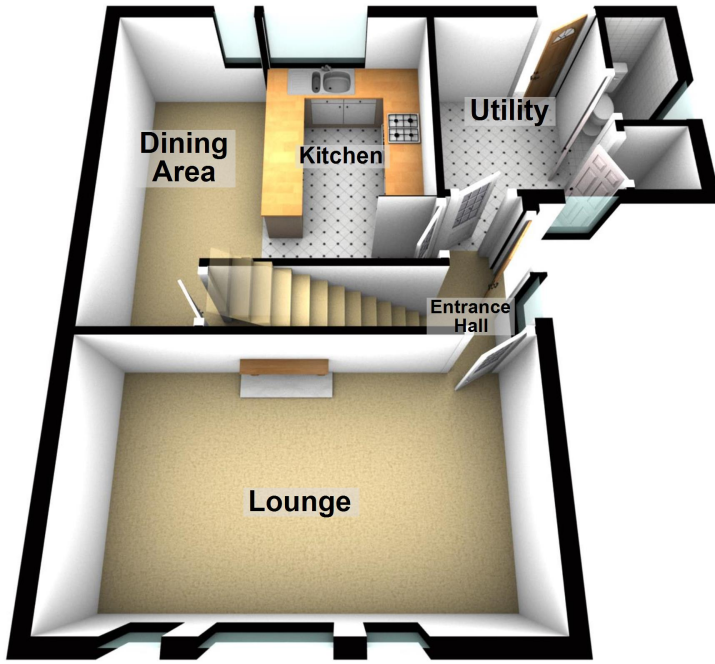
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Ground Floor



First Floor

