

**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**



**5, TAVISTOCK ROAD  
WISBECH, PE13 2DY**

**THE PROPERTY:** A BEAUTIFUL, VERY DECEPTIVE FOUR BEDROOMED PERIOD SEMI DETACHED HOUSE DATING FROM THE EDWARDIAN ERA & SITUATED IN ONE OF THE MOST SOUGHT AFTER RESIDENTIAL AREAS OF THE TOWN \* 19' FITTED KITCHEN \* 18' LOUNGE PLUS 16' SEPARATE DINING ROOM \* TWO BATH/SHOWER ROOMS ( 1 EN SUITE) \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZED \* LOVELY ORNAMENTAL LANDSCAPED GARDENS TO FRONT & REAR \* GARAGE \* PHONE NOW TO VIEW THIS SPACIOUS, EXCLUSIVE HOME!

**THE PRICE:** £335,000 FREEHOLD EPC BAND D

**REF. 8701**

**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. 8701 5, TAVISTOCK ROAD, WISBECH**

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

**HOW TO GET THERE:** From the Wisbech town centre roundabout take the exit signed West\Walton & Walsoken. Follow the road and turn fourth right into Clarkson Avenue, then first right into Tavistock Road. The property is on the right hand side.

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

**SPACIOUS ENTRANCE HALL:** With stairway off, understairs cupboard, wheelchair lift to first floor;

**DINING ROOM:** 16'7"(max) x 12'(max) with feature 'period' fireplace;

**LOUNGE:** 18'5"(max) x 12'(max) with feature 'period' fireplace;

**FITTED KITCHEN/BREAKFAST ROOM:**

With preparation surfaces with drawers & cupboards under, space under for automatic washing machine & tumble drier, range of wall cupboards, built in gas hob, built in electric double oven, gas fired wall mounted C/H boiler, inset twin bowl single drainer sink unit with mixer tap & cupboards under, built in cupboards, double glazed French doors to rear garden;

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

With low level w.c., hand wash basin with mixer tap, tiled floor, part tiled walls;

**FIRST FLOOR:**

**LANDING:** With built in linen cupboard;

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

With integrated hand wash basin with mixer tap & fitted floor cupboards, Freestanding 'oval' bath with Freestanding 'pillar' mixer tap, Quadrant shower cubicle with electric shower, tiled walls, tiled floor, heated towel rail;

**BEDROOM NO 1:** 17'1"(max) x 13'(max) with full width range of fitted wardrobes/cupboards and shelving, bay window;

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

With low level w.c., hand wash basin with mixer tap, tiled shower cubicle with electric shower;

**BEDROOM NO 2:** 16'1"(max) x 12'(max);

**BEDROOM NO 3:** 15'(max) x 11'(max) 'L' shaped;

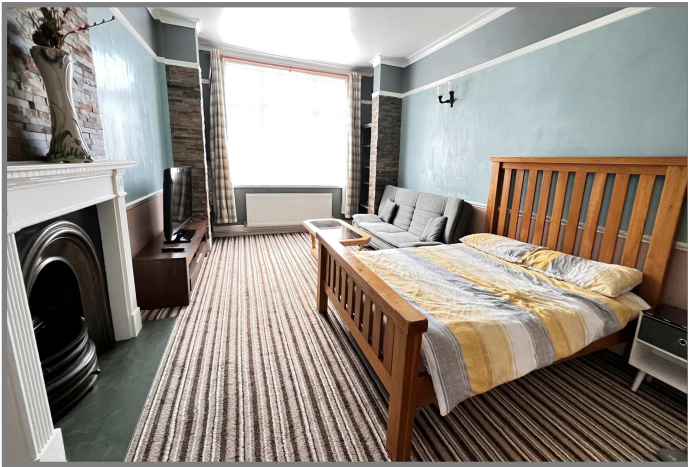
**BEDROOM NO 4:** 12'(max) x 8'(max);

**OUTSIDE: BRICK STORE:**

**BRICK GARAGE:** 22'(max) x 10'2"(max) with electrically operated remote controlled up & over door, power & lighting, joist storage, personal door;

**GARDENS:** To front, laid to lawn with borders, pathways and numerous shrubs, trees, & plants. Pathway to side leads through a timber gate to the lovely ornamental rear garden which is also laid to lawn with miniature hedgerows, beds, borders, pathways, circular paved patios. A private land leads from Townsend Road to the garage at the rear.

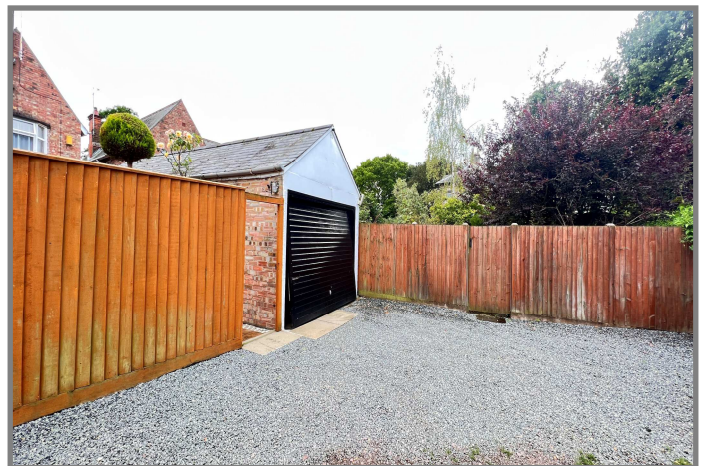
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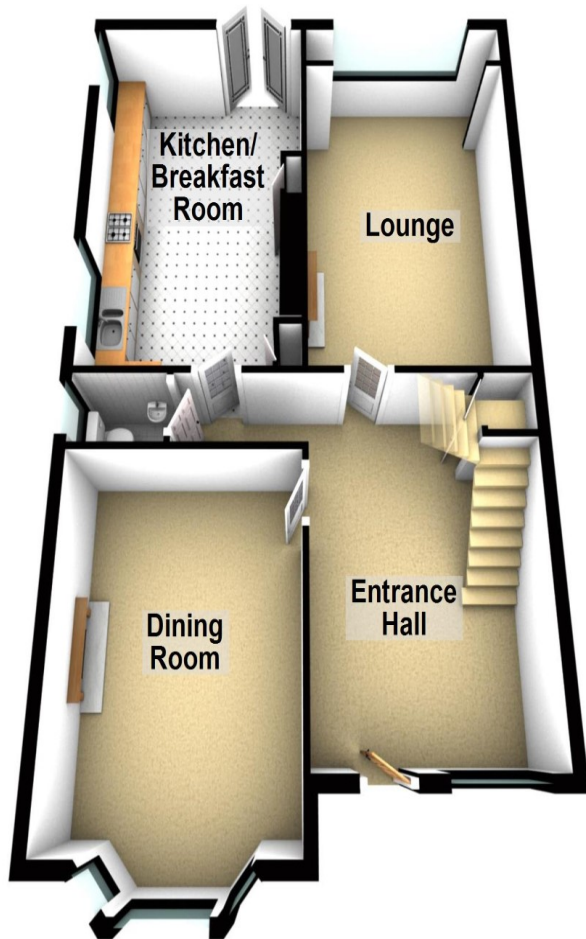
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Ground Floor



First Floor

