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7 DAYS

WISBECH 465222

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NAEA NETWORK

OVER 1000 OFFICES



**24, MILL WAY
FRIDAY BRIDGE, PE14 0HZ**

THE PROPERTY: WELL PRESENTED, THREE BEDROOMED DETACHED BUNGALOW IN THIS HIGHLY SOUGHT AFTER RESIDENTIAL CUL DE SAC IN THIS HIGHLY POPULAR VILLAGE WITH ITS OWN SCHOOL, PUB & POST OFFICE * 22' FITTED KITCHEN WITH BUILT IN OVEN, HOB, FRIDGE & FREEZER * LOVELY CONSERVATORY * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * GARAGE PLUS MULTI VEHICLE OFF ROAD PARKING * ENCLOSED GARDENS TO REAR * VIEW NOW!

THE PRICE: **£295,000** **FREEHOLD** **EPC BAND D**

REF. 8705

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. 8705 24, MILL WAY, FRIDAY BRIDGE

COUNCIL TAX: BAND C FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech office turn right onto the dual carriageway. Proceed for about 1.4 miles then turn right at the China Rose Takeaway sign posted Elm & Friday Bridge. Follow the road for about 1.6 miles then turn left into The Stitch, then first right into Mill Way. The property is on the right hand side at the end of the cul de sac.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE PORCH: With tiled floor & light;

ENTRANCE HALL: With built in airing cupboard housing hot water cylinder & immersion heater, access to part boarded loft with power & lighting;

LOUNGE: 19'1"(max) x 12'2"(max) with feature archway to:-

FITTED KITCHEN/DINER: 22'7"(*max) x 9'10"(max) with feature archway, built in gas hob, electric hob hood, built in electric double oven, built in microwave, built in fridge, built in freezer, built in larder cupboard, range of wall cupboards, preparation surfaces with drawers & cupboards under, inset single drainer 1 ½ bowl sink unit with mixer tap & cupboards under, part tiled walls;

BRICK & UPVC CONSERVATORY: 17'6"(max) x 10'10"(max) with double glazed French door to rear garden;

SHOWER ROOM/W.C.: With tiled floor, tiled walls, integrated low level w.c., integrated hand wash basin with cupboards under, floor cupboards, heated towel rail, screened double shower cubicle with Thermostatic shower;

BEDROOM NO 1: 13'1"(max) x 12'(max);

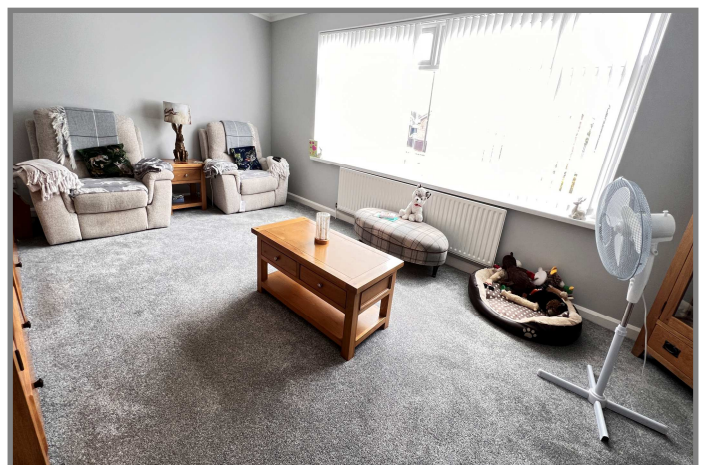
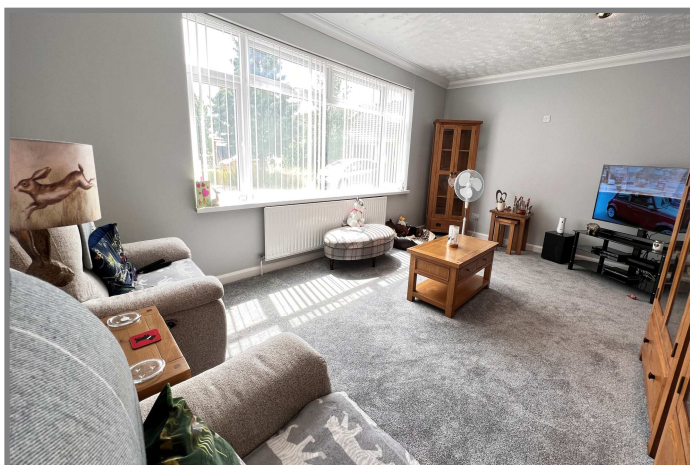
BEDROOM NO 2: 13'2"(max) x 9'1"(max);

BEDROOM NO 3: 9'9"(max) x 9'6"(max) 'L' shaped;

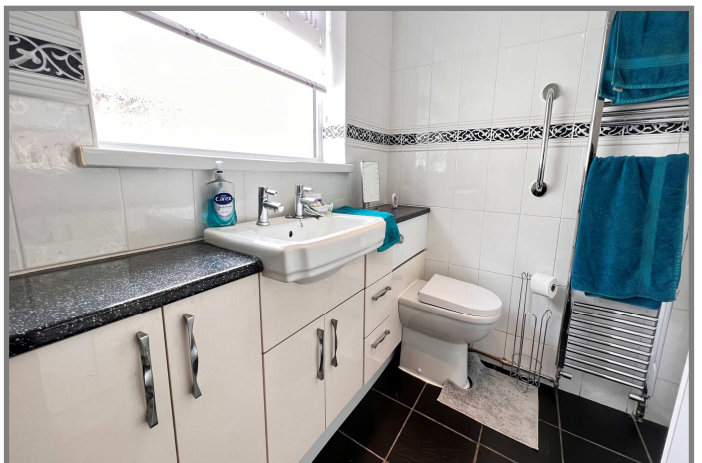
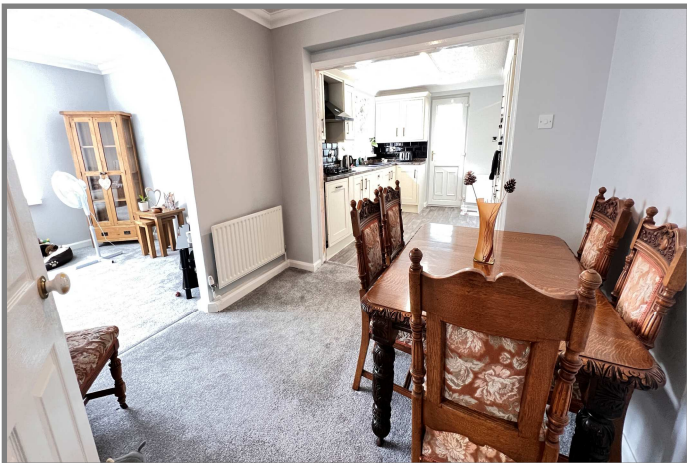
OUTSIDE: **OUTSIDE LANTERNS: GAZEBO WITH DECKING|: COLD WATER TAP: SUMMER HOUSE:**

GARAGE: 18'(max) x 9'(max) with up & over door, power & lighting, personal door, worktop with space/plumbing under for automatic washing machine, gas fired wall mounted C/H boiler;

GARDENS: Low maintenance gardens to front, down to granite chippings with a concrete driveway/multi vehicle off road parking space which extends along the side of the bungalow. Timber gas to side opens onto a paved pathway leading to the attractive enclosed rear garden which I laid to lawn with trees, shrubs, border, ornamental pond & patio;



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