

**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

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NAEA NETWORK

OVER 1000 OFFICES



**50b, SEFTON AVENUE
WALSOKEN
PE13 3QW**

THE PROPERTY:

A VERY CLEAN, NEAT & TIDY, WELL PRESENTED TWO
DOUBLE BEDROOMED DETACHED BUNGALOW * GAS FIRED
CENTRAL HEATING * DOUBLE GLAZING * CONSERVATORY
* ATTRACTIVE ENCLOSED GARDENS TO REAR * GARAGE
PLUS MULTI VEHICLE OFF ROAD PARKING * VIEW QUICKLY!

THE PRICE:

£225,000 FREEHOLD EPC BAND D

REF:8709

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.



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COUNCIL TAX: BAND B FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech office turn right onto the dual carriageway. At the next set of traffic lights turn left into Norwich Road. Follow the road for about 0.8 of a mile then turn left into Lerowe Road. Then turn first left into Sefton Avenue. The property is on the left hand side in due course.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE HALL: With security alarm programmer, built in airing cupboard housing hot water cylinder and immersion heater, C/H programmer, access via foldaway ladder to part boarded loft with light point;

LOUNGE: 12'9"(max) x 11'8"(max);

FITTED KITCHEN: 11'7"(max) x 9'10"(max) with space/plumbing for automatic washing machine, inset stainless steel single drainer sink unit with cupboards under, Ideal gas fired wall mounted C/H boiler, electric cooker point, range of wall cupboards, part tiled walls, larder cupboard with cupboard over, preparation surfaces with cupboards under;

CONSERVATORY: 9'4"(max) x 7'3"(max);

SHOWER ROOM/W.C.: With low level w.c., pedestal wash basin, Quadrant shower cubicle with Chrome shower valve & spray, part tiled walls, extractor fan;

BEDROOM NO 1: 11'7"(max) x 11'4"(max);

BEDROOM NO 2: 10'8"(max) x 9'9"(max) with double glazed patio doors to CONSERVATORY;

OUTSIDE: **EXTERNAL POWER POINT: TIMBER STORE SHED: With power & lighting;**
OUTSIDE LANTERNS: COLD WATER TAP:

BRICK GARAGE: 16'2"(max) x 9'6"(max) with joist storage, power & lighting;

GARDENS: To front laid to lawn with conifer hedge, shrubs and a block paved driveway/multi vehicle off road parking space. Pathway to the other side of the bungalow leads through a wrought iron gate to the attractive enclosed rear garden which is laid to lawn with confers, borders, beds and paved patios.



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