

**ROBERT  
HALE  
HOMES FOR  
SALE**

Falcon House, Falcon Road,  
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**WISBECH**

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**A2 SEVENTH AVENUE  
WISBECH  
PE13 2BN**

**THE PROPERTY:** WELL PRESENTED MODERN THREE DOUBLE BEDROOMED DETACHED CHALET STYLE HOUSE IN ONE OF THE MOST FAVOURED RESIDENTIAL AREAS OF TOWN \*17FT KITCHEN \*LOVELY 18FT CONSERVATORY \*USEFUL UTILITY \* ATTRACTIVE LOW MAINTENANCE GARDENS \*17FT GARAGE PLUS OFF ROAD PARKING \*GAS FIRED CENTRAL HEATING \*DOUBLE GLAZING \*VIEW QUICKLY!

**THE PRICE:** £269,995      **FREEHOLD EPC BAND C**      **REF.8745**

**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.8745 A2, SEVENTH AVENUE, WISBECH.**

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

**HOW TO GET THERE:** From the Wisbech office turn right onto the A1101 dual carriageway. At the next set of traffic lights turn into Norwich Road, then take sixth right into Mount Drive, then fourth left into Seventh Avenue.

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

**ENTRANCE CANOPY:** With light.

**ENTRANCE HALL:** With wood floor, stairway off, central heating thermostat.

**LOUNGE:** 17' (max) x 16' 10" (max) With wood floor, double glazed french doors to conservatory.

**KITCHEN/DINER:** 17' (max) x 9' (max) With tiled floor, part tiled walls, Cannon gas cooker, electric hob hood, preparation surfaces with drawers & cupboards under, ceramic deep sink with mixer tap, display cupboard with glazed doors.

**GROUND FLOOR CLOAK ROOM/W.C.:**

With wood floor, low level W.C., hand wash basin, part tiled walls, extractor fan.

**UTILITY:** 9' 8" (max) x 7' 1" (max) With tiled floor, shelving, work top with space/plumbing under for washing machine, fitted broom cupboard.

**BRICK & UPVC CONSERVATORY:**

18' 1" (max) x 9' 2" (max) With double glazed French doors to rear garden.

**FIRST FLOOR:**

**LANDING:** With built in airing cupboard housing hot water cylinder.

**BATHROOM/W.C.:** With tiled & screened shower cubicle with thermostatic shower, low level W.C., pedestal wash basin, panelled bath, part tiled walls.

**BEDROOM NO 1:** 13' 9" (max) x 12' 10" (max) (With sloping ceiling) access to side loft storage.

**BEDROOM NO 2:** 13' 7" (max) x 11' 2" (max) (With sloping ceiling) With built in wardrobe/cupboards with mirror doors.

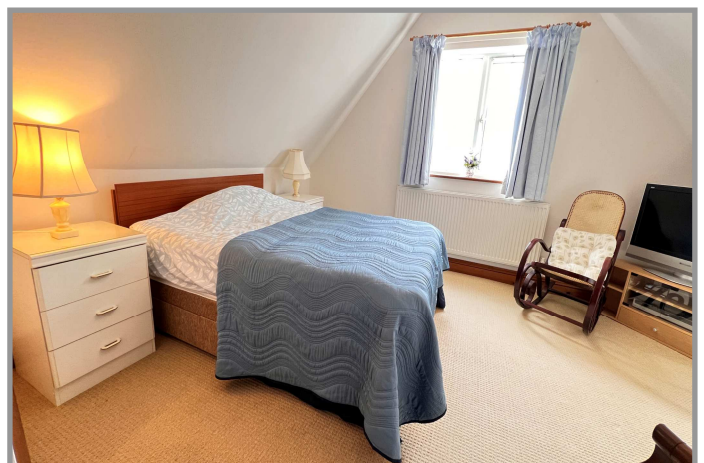
**BEDROOM NO 3:** 12' 9" (max) x 9' 10" (max) (With sloping ceiling) With built in wardrobe/cupboard.

**OUTSIDE: TIMBER STORE SHED: COLD WATER TAP:**

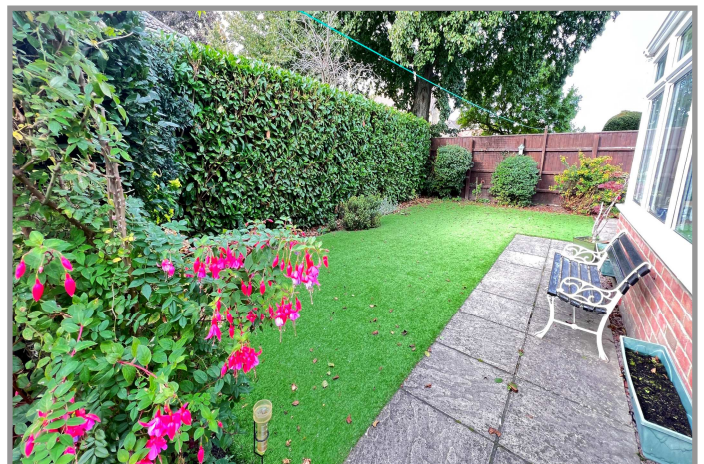
**GARAGE:** 17' 10" (max) x 9' 5" (max) With Worcester gas fired wall mounted central heating boiler, central heating programmer, power & lighting, roller door, personal door.

**GARDENS:** To front down to block paving with a block paved off road parking space. Timber gates to each side lead to the block paved courtyard rear garden and the attractive enclosed side garden, which is laid to lawn with borders, shrubs, paved patio and astro turf.

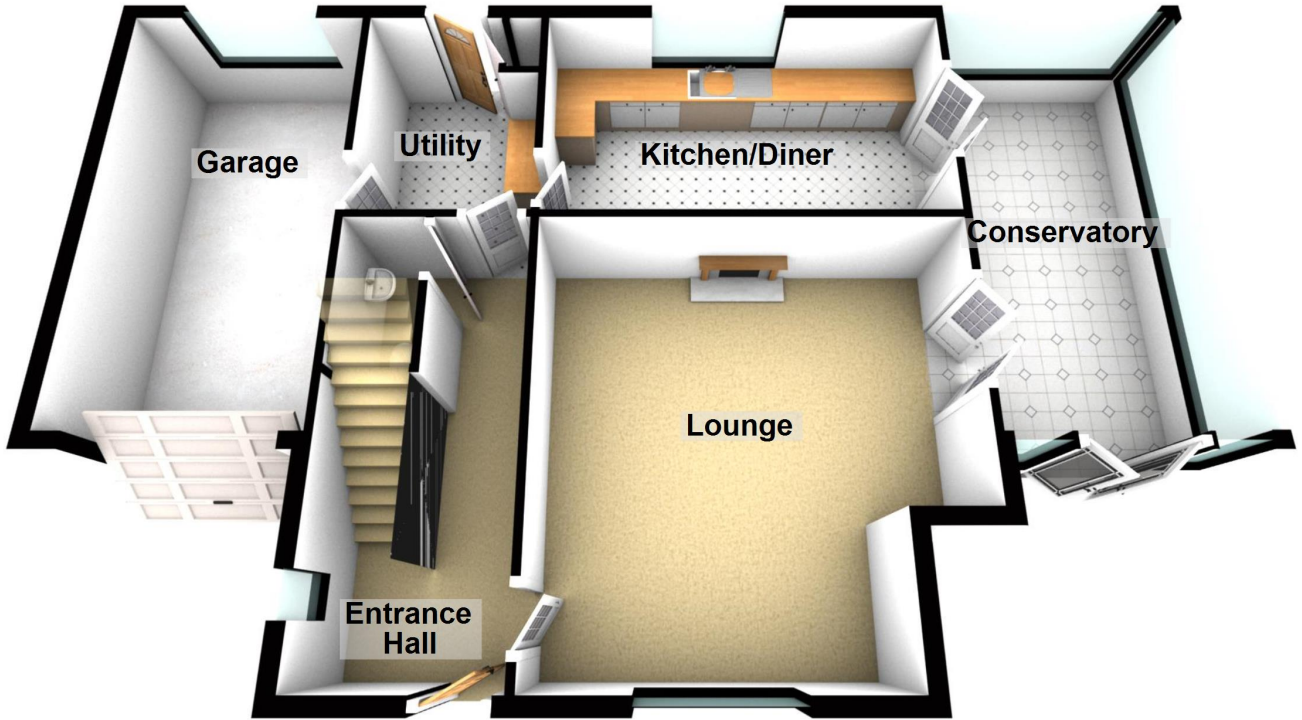
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Ground Floor



First Floor

