

**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



**62 EDINBURGH DRIVE
WISBECH
PE13 3LN**

THE PROPERTY: BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM END TERRACED HOUSE SITUATED ON A GOOD PLOT OVER LOOKING A GREEN *20' LOUNGE *FITTED KITCHEN WITH ELECTRIC OVEN & GAS HOB *USEFUL OUT BUILDING & WORKSHOP *GAS FIRED CENTRAL HEATING PLUS AIR CONDITIONING UNITS *DOUBLE GLAZING *GENEROUS ENCLOSED GARDENS TO REAR *MULTI VEHICLE OFF ROAD PARKING *IDEAL FIRST TIME BUY OR INVESTMENT AS A BUY-TO-LET! *VIEW QUICKLY!

THE PRICE:

£176,000

FREEHOLD EPC BAND C

REF. 8752

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. 8752 62 EDINBURGH DRIVE, WISBECH

COUNCIL TAX: BAND A FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech town centre roundabout take the exit signed West Walton and Walsoken. Follow the road to the second set of traffic lights and turn left into Mount Pleasant Road. Then turn third right into Edinburgh Drive. The property is on the right hand side in due course.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE CANOPY:

ENTRANCE HALL: With tiled floor, stair way off, under stairs cupboard.

LOUNGE/DINER: 20'4" (max) x 11' (max) With laminate floor, double glazed french door to rear garden, air conditioning unit.

FITTED KITCHEN: 12'3" (max) x 7'8" (max) With built in store cupboard, tiled floor, range of wall cupboards, preparation surfaces with drawers and cupboards under, built in gas hob, built in electric oven, inset 1 ½ bowl single drainer sink unit with mixer tap, concealed lighting over worktop, electric hob hood, cupboard housing Worcester gas fired wall mounted combi boiler.

FIRST FLOOR:

LANDING: With access via folding ladder to part boarded loft with power and lighting.

BATHROOM/W.C.: With tiled floor, part tiled walls, heated towel rail, integrated low level w.c., integrated hand wash basin with mixer tap and cupboards under, panelled bath with mixer tap, Triton electric shower overhead, built in linen cupboard with radiator, extractor fan.

BEDROOM NO 1: 14'3" (max) x 9' (max) With air conditioning unit, built in wardrobe/cupboard.

BEDROOM NO 2: 10'7" (max) x 10'3" (max)

OUTSIDE: COLD WATER TAP: OUTSIDE LIGHTS:

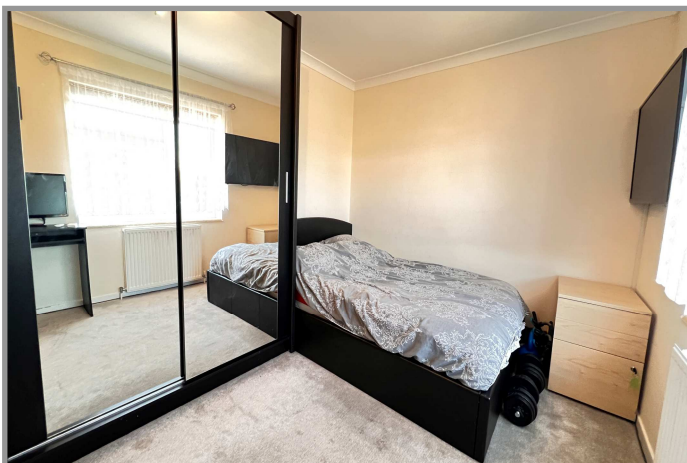
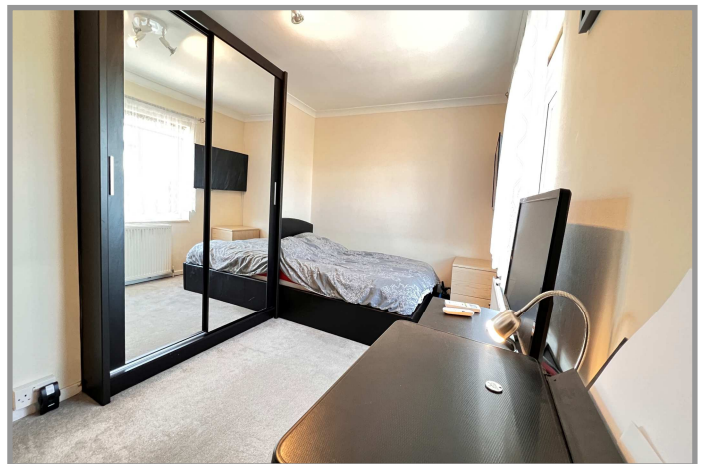
BRICK OUTHOUSE:

BRICK UTILITY: With power and lighting, plumbing for automatic washing machine.

WORKSHOP: 11'5" (max) x 7'8" (max) With power and lighting.

GARDENS: To front, down to a shingle double off road parking space. Timber gate to side opens on to the attractive generous enclosed rear garden which is laid to lawn with seasonal vegetable plot, covered and illuminated decking area, slate chippings border and paved patio. Covered area to rear of workshop.

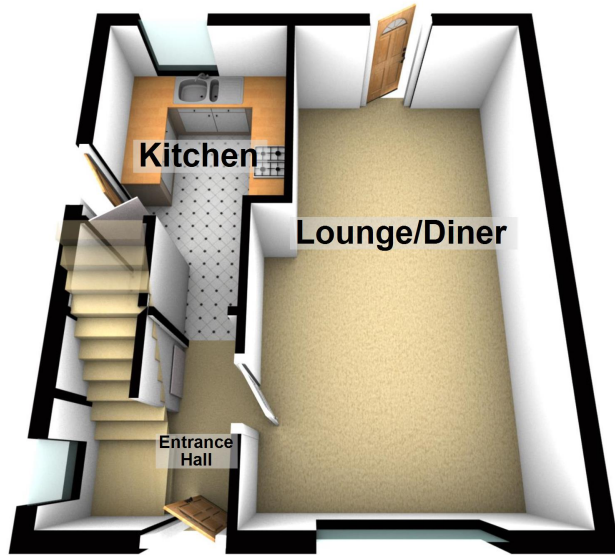
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Ground Floor



First Floor

