

**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



**3 MEADOWGATE LANE
ELM
PE14 0DS**

THE PROPERTY: VERY DECEPTIVE CONSIDERABLY EXTENDED THREE BEDROOM SEMI DETACHED HOUSE IN A POPULAR LOCATION IN A SMALL LANE ON THE EDGE OF THE VILLAGE OF ELM & EMNETH WITH ITS OWN SCHOOLS POST OFFICE AND PUB *SEPARATE DINING ROOM *17' FITTED KITCHEN *MULTI VEHICLE OFF ROAD PARKING *LONG GARDEN TO REAR *GAS FIRED CENTRAL HEATING *DOUBLE GLAZING *VIEW QUICKLY! *GREAT POTENTIAL!

THE PRICE: £179,995 FREEHOLD EPC BAND D REF. 8761

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. 8761 3 MEADOWGATE LANE, WISBECH

COUNCIL TAX: BAND B KINGS LYNN & W. N. COUNCIL

HOW TO GET THERE: From the Wisbech office turn right onto the A1101 dual carriageway Downham Market Road. Follow the road for about 1.7 mile and then turn left just before sharp right bend into Meadowgate Lane. The property is shortly on the left hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

LOUNGE: 12' (max) x 11'1" (max) With laminate floor.

DINING ROOM: 15' (max) x 12' (max) With laminate floor, stairway off, feature archway to:-

KITCHEN/BREAKFAST ROOM:

17'2" (max) x 14'2" (max) With laminate floor, built in electric oven, built in electric hob, electric hob hood, part tiled walls, range of wall cupboards, preparation surfaces with drawers and cupboards under, fitted larder cupboard, breakfast bar, space/plumbing for automatic washing machine and dishwasher, inset stainless steel single drainer sink unit with mixer tap and cupboards under, Valliant gas fired wall mounted combi boiler, double glazed French doors to rear garden.

GROUND FLOOR BATHROOM/W.C.:

With pedestal wash basin, panelled bath with Triton electric shower overhead, part tiled walls, low level w.c., built in store cupboard.

FIRST FLOOR:

SMALL LANDING:

BEDROOM NO 1: 12' (max) x 11'2" (max) With laminate floor, built in wardrobe/cupboard.

BEDROOM NO 2: 11'10" (max) x 11'10" (max) With laminate floor. Leads to:-

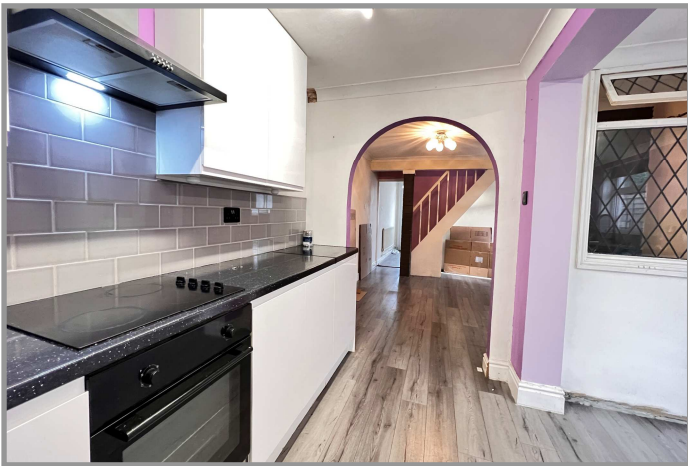
BEDROOM NO 3: 8'9" (max) x 7'2" (max)

OUTSIDE: **COLD WATER TAP: SECURITY LIGHTS: EXTERNAL POWER POINT:**

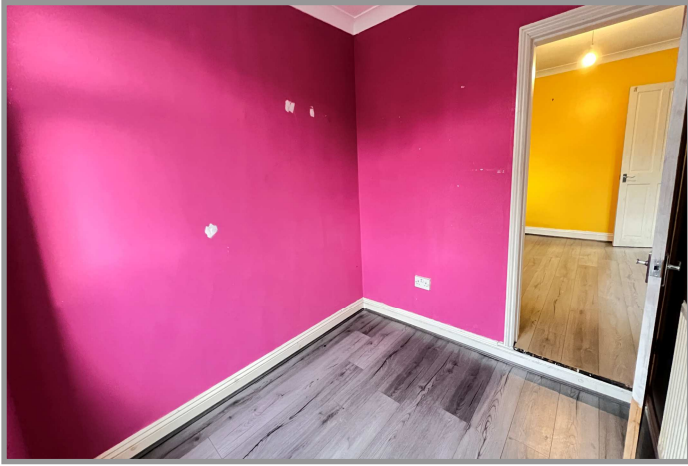
GARDENS: To front, down to a single multi vehicle off road parking area. Shingle pathway to side leads through a timber gate to the long garden to rear.



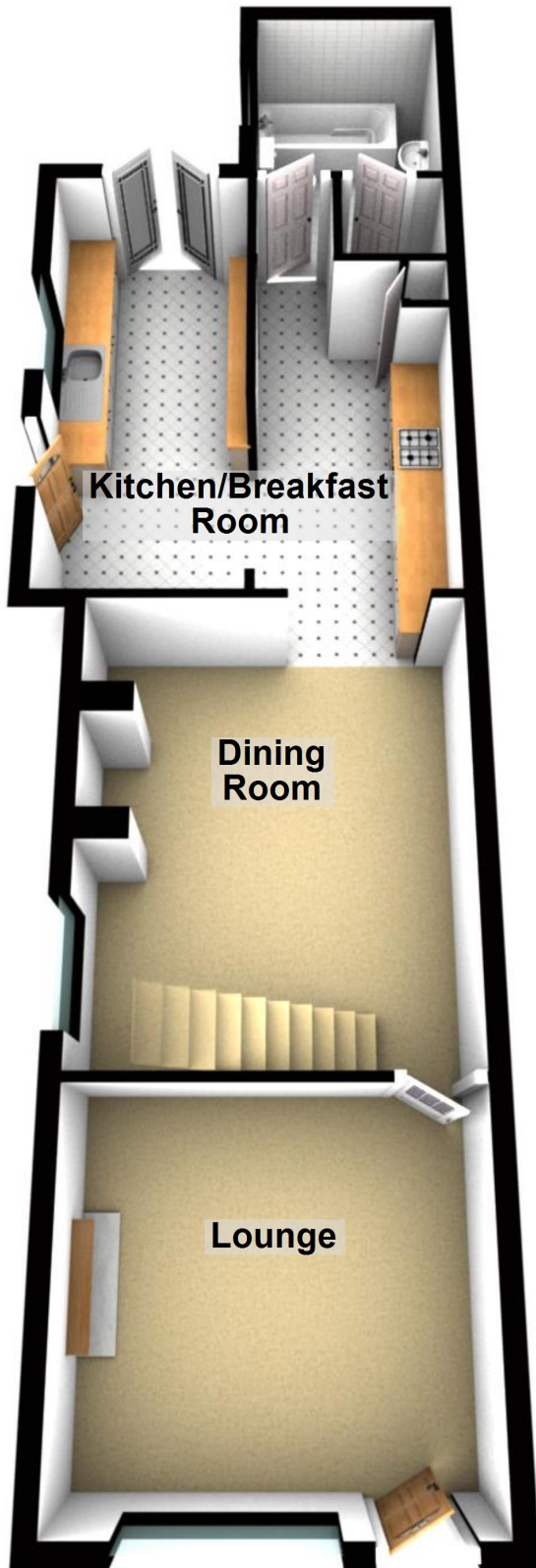
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Ground Floor



First Floor

