

**ROBERT
HALE
HOMES FOR
SALE**

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**76, WALTON ROAD
WISBCH
PE13 3ER**

THE PROPERTY: SPACIOUS TWO DOUBLE BEDROOMED DETACHED BUNGALOW IN A FAVOURED LOCATION * 26' LOUNGE * CONSERVATORY * UTILITY * ADDITIONAL DRESSING ROOM/CLOAKROOM * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * ENCLOSED GARDENS TO REAR * GARAGE PLUS MULTI VEHICLE OFF ROAD PARKING * HUGE POTENTIAL, SO VIEW QUICKLY!

THE PRICE: OIEO £268,000 FREEHOLD EPC BAND D REF. 8766

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. 8766 76, WALTON ROD, WISBECH

COUNCIL TAX: BAND D FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech town centre roundabout take the exit signed Walsoken & West Walton. Follow the road for about 0.8 of a mile to the third set of traffic lights and turn left into Walton Road. The property is on the right hand side in due course.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE LOBBY: With light;

ENTRANCE HALL: With built in store cupboard;

LOUNGE/DINER: 26' (max) x 11'9"(max) with feature fire surround with "crushed marble" hearth, double glazed patio doors to CONSERVATORY;

FITTED KITCHEN: 10'10"(max) x 10'4"(max) with range of wall cupboards, preparation surfaces with drawers & cupboards under, inset stainless steel single drainer 1 ½ bowl sink unit with mixer tap & cupboard under, built in dishwasher, built in electric double oven, built in electric hob, electric hob hood;

UTILITY: 10'2"(max) x 7'(max) with loft access via foldaway ladder, inset stainless steel sink unit with cupboards under, space/plumbing for automatic washing machine, space for condensing tumble drier, wall cupboard, wall mounted gas fired combi boiler (fitted December 2023)

UPVC CONSERVATORY: 11'2"(max) x 9'4"(max) with double glazed french doors to rear garden;

BATHROOM/W.C./SHOWER ROOM.:

With pedestal wash basin with mixer tap, panelled bath with mixer tap, low level w.c., part tiled walls, tiled & screened shower cubicle with Mira electric shower;

BEDROOM NO 1: 13'4"(max) x 12'(max);

CLOAKROOM/DRESSING ROOM/W.C.;

(originally Bedroom no 3 can easily be re-converted) pedestal wash basin with tiled splash back, shaver point, low level w.c., built in linen cupboard;

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

OUTSIDE: **EXTERNAL POWER POINT: COLD WATER TAP: OUTSIDE LANTERN:**

GARAGE: 19' (max) x 10' (max) with timber double doors, power & lighting;

GARDENS: To front with shrubs and a tarmac driveway/turn round/multi vehicle off road parking space. Wrought iron gate to side opens onto a concrete pathway leading to the enclosed rear garden;



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