



Falcon House, Falcon Road,  
Wisbech, Cambs. PE13 1AU

**WISBECH**

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**70 FALKLANDS DRIVE  
WISBECH  
PE13 2HX**

**THE PROPERTY:**

WELL PRESENTED THREE BEDROOMED SEMI-DETACHED HOUSE SITUATED ON A GOOD PLOT IN THIS HIGHLY POPULAR DEVELOPMENT WITH EASY ACCESS TO SCHOOLS AND RETAIL PARK \* FITTED KITCHEN WITH BUILT IN OVEN & HOB \* USEFUL UTILITY \* GARAGE PLUS MULTI-VEHICLE OFF ROAD PARKING \* GENEROUS ENCLOSED GARDENS TO REAR \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* IDEAL FIRST FAMILY HOME OR INVESTMENT AS A BUY TO LET \* VIEW QUICKLY!

**THE PRICE:**

**OIEO £220,000**

**FREEHOLD EPC BAND D**

**REF.8772**

**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.8772 70 FALKLANDS DRIVE, WISBECH.**

**COUNCIL TAX:** **BAND B FENLAND DISTRICT COUNCIL**

**HOW TO GET THERE:** From the Wisbech office turn right onto the dual carriageway. Proceed to the third set of traffic lights and turn right into Ramnoth Road. Then turn first right into Queen Elizabeth Drove, then first right into Falklands Drive. The property is at the very end of the cul de sac on the left hand side.

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

**ENTRANCE CANOPY:**

**ENTRANCE HALL:** With stairway off.

**LOUNGE:** 14' 1" (max) x 11' 8" (max) With laminate floor.

**FITTED KITCHEN/DINER:** 15' 7" (max) x 11' (max) With built in electric double oven, built in gas hob, electric hob hood, range of wall cupboards, preparation surfaces with drawers & cupboards under, space/plumbing for washing machine, space/plumbing for dishwasher, tiled floor, part tiled walls, Worcester gas fired wall mounted central heating boiler, inset stainless steel single drainer sink unit with mixer tap & cupboard under, walk in understairs cupboard.

**SIDE LOBBY/UTILITY:** 10' 5" (max) x 7' 2" (max) 'V' shaped.

**FIRST FLOOR:**

**LANDING:** With access via foldaway folding ladder to loft, built in airing cupboard housing hot water cylinder with immersion heater

**SHOWER ROOM/W.C.:** With tiled floor, tiled walls, low level W.C., inset hand wash basin with mixer tap & cupboards under, Quadrant shower cubicle with digital remote shower (control).

**BEDROOM NO 1:** 10' 10" (max) 8' 3" (max) With built in wardrobe/cupboard.

**BEDROOM NO 2:** 11' 9" (max) x 7' 5" (max) With laminate floor.

**BEDROOM NO 3:** 8' 3" (max) x 7" (max) With laminate floor.

**OUTSIDE:** **SECURITY LIGHT : GREEN HOUSE : COLD WATER TAP.**

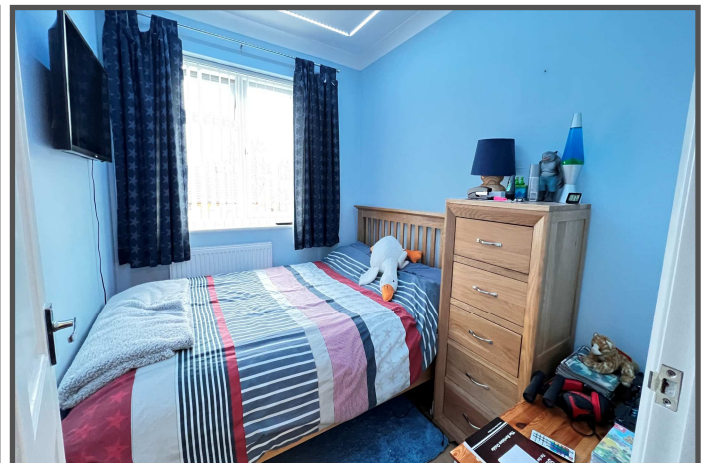
**GARAGE:** 17' (max) x 8' 3" (max) With up & over door, personal door, power & lighting.

**GARDENS:** To front, laid to lawn with privet hedge border and a shingle driveway multi-vehicle off road parking space. Generous enclosed gardens to rear, laid to lawn with shrubs and a circular paved patio with stone chippings.





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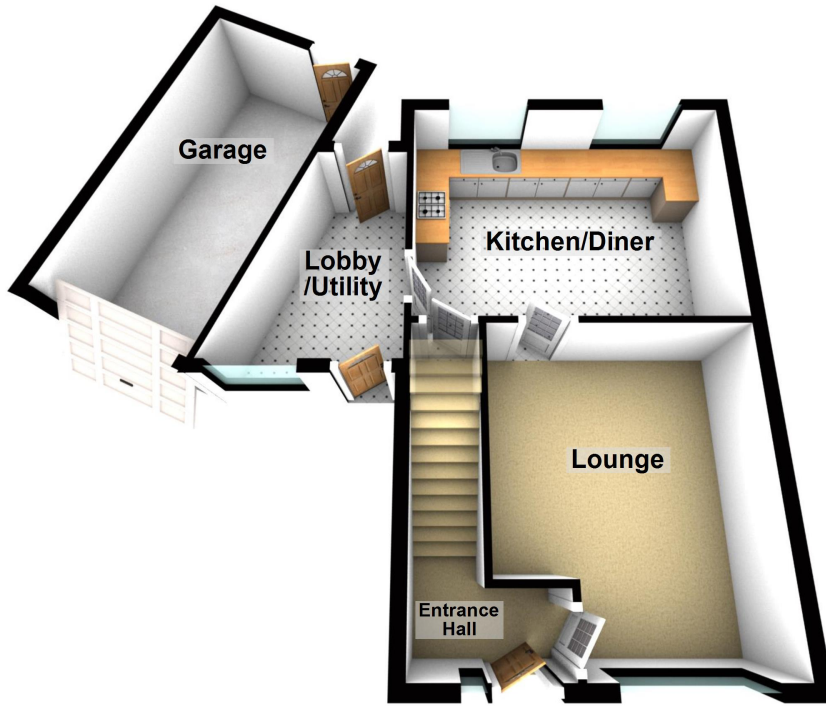


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Ground Floor



First Floor

