

**ROBERT
HALE
HOMES FOR
SALE**

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Wisbech, Cambs. PE13 1AU

WISBECH

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**14, GAULTREE SQUARE
EMNETH, PE14 8DD**

THE PROPERTY: EXTREMELY DECEPTIVE, CONSIDERABLY EXTENDED BEAUTIFULLY PRESENTED, THREE BEDROOMED MID-TERRACED HOUSE IN THIS HIGHLY POPULAR VILLAGE WITH ITS OWN SCHOOL, PUB, POST OFFICE & SHOP * SUPERB 18FT FITTED KITCHEN WITH BUILT IN TWIN OVEN, HOB & DISHWASHER * HUGE GARDEN TO REAR * MASSIVE MULTI-VEHICLE OFF ROAD PARKING SPACE, EXCLUSIVELY FOR THE USE OF THEIR VEHICLES ONLY! * 315 SQ FT GAMES ROOM/SUMMER HOUSE! * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * MUST BE VIEWED TO BE APPRECIATED * VIEW QUICKLY!

THE PRICE:

£220,000

FREEHOLD EPC BAND C

REF.8788

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.8788 14, GAULTREE SQUARE, EMNETH.

COUNCIL TAX: BAND A KINGS LYNN & WEST NORFOLK.

HOW TO GET THERE: From the Wisbech office turn right onto the dual carriageway. Follow the main road for about 1 ¾ miles then fork left signed Emneth into Church Road. Follow the road into the village centre & the property is on the right hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

LOUNGE: 14' (max) x 13' (max) 'L' shaped with wooden floor, built in store cupboard.

FITTED KITCHEN/DINER: 18' 2" (max) x 13' (max) 'L' shaped peninsular dining table, quartz preparation surfaces with drawers & cupboards under, 2 'pull out ' bins, built in dishwasher, cupboard housing Ideal gas fired wall mounted combi-boiler, space/plumbing for washing machine, ceramic deep sink, range of wall cupboards, built in Neff induction hob, Smeg electric hob hood, two Neff built in ovens, tiled floor, part tiled walls.

GROUND FLOOR BATHROOM/W.C.:

With roll top claw foot bath with mixer tap & shower attachment, low level W.C., pedestal wash basin with mixer tap, extractor fan.

FIRST FLOOR:

LANDING: With access to loft with light point.

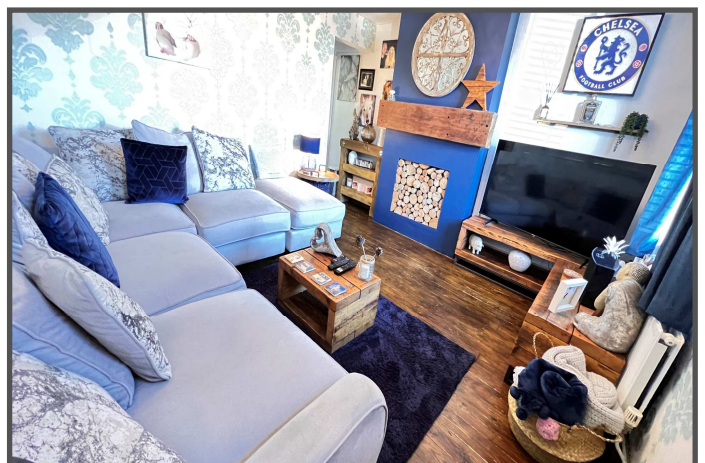
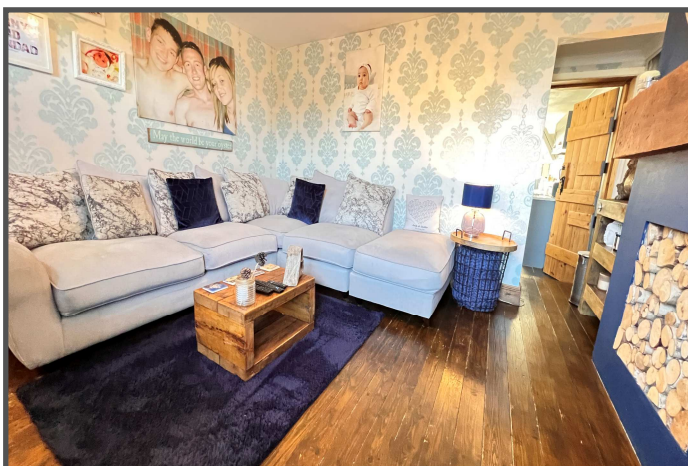
BEDROOM NO 1: 13' (max) x 11' 4" (max) With laminate floor, built in wardrobe/cupboard.

BEDROOM NO 2: 10' (max) x 9' 4" (max).

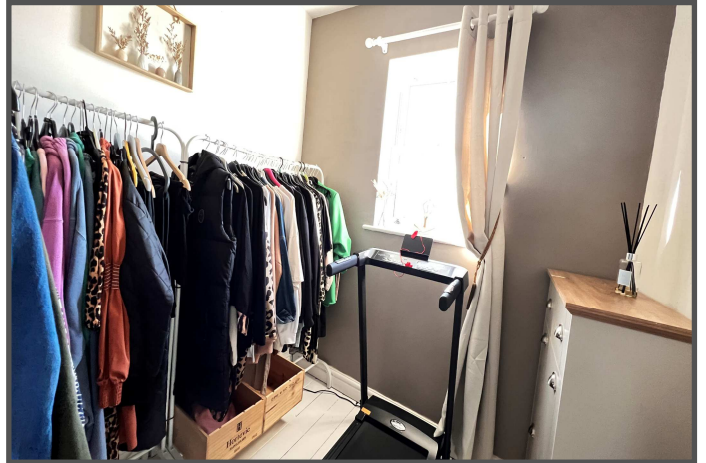
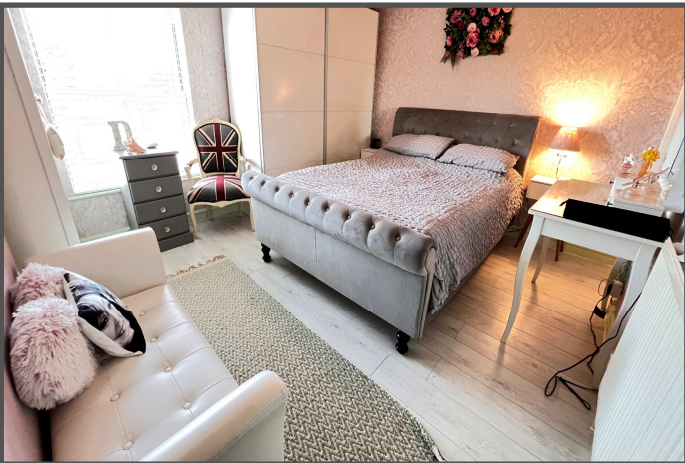
BEDROOM NO 3: 7' 7" (max) x 6' 10" (max).

OUTSIDE: **TIMBER STORE SHED : 20' (max) x 15' (max) with power & lighting.**
SUMMER HOUSE/GAMES ROOM With multi functioning Air Con system

HUGE GARDENS: To rear laid to lawn with extensive decking area and a massive multi-vehicle shingle off road parking area. There is a useful shared pedestrian pathway to the side and rear of the property. Courtyard garden adjacent to the rear



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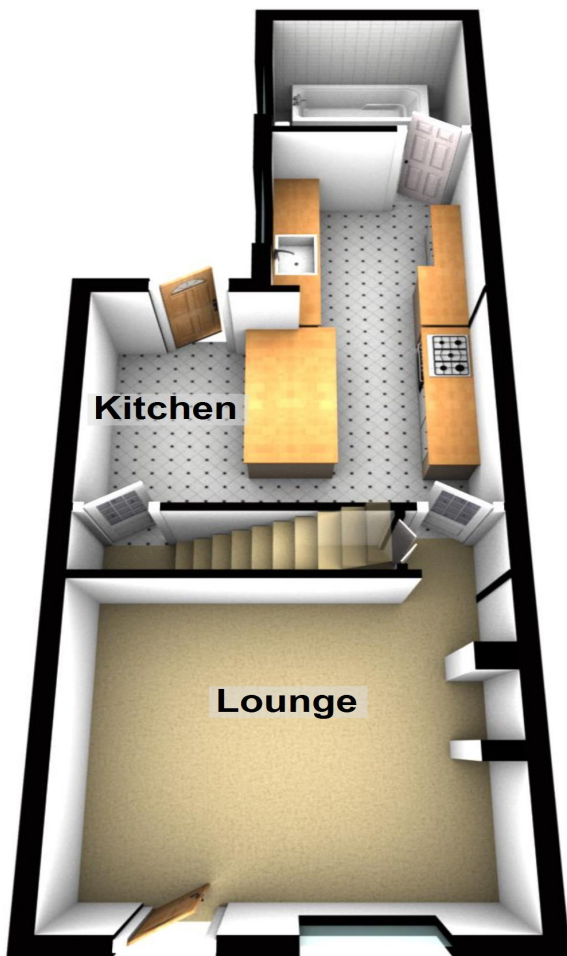
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Ground Floor



First Floor

