

**ROBERT  
HALE  
HOMES FOR  
SALE**

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

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**61 CLARENCE ROAD  
WISBECH  
PE13 2ED**

**THE PROPERTY:** CONSIDERABLY EXTENDED WELL PRESENTED THREE BEDROOM DETACHED ALLISON HOUSE IN A RESIDENTIAL CUL-DE-SAC CLOSE TO TOWN \*SUPERB 24' LOUNGE \*GARDEN ROOM \*19' FITTED KITCHEN \*ATTRACTIVE ENCLOSED GARDENS TO THE REAR \*GARAGE PLUS OFF ROAD PARKING SPACE \*GAS FIRED CENTRAL HEATING \*DOUBLE GLAZING \*MUST BE VIEWED TO BE APPRECIATED!

**THE PRICE:** £290,000      **FREEHOLD EPC BAND D**      **REF. 8789**

**SELLING? FREE, FREE, VALUATIONS!**

**REF. 8789 61 CLARENCE ROAD, WISBECH**

**COUNCIL TAX:** BAND C FENLAND DISTRICT COUNCIL

**HOW TO GET THERE:** From the Wisbech town centre roundabout take the exit signed West Walton and Walsoken. Follow the road and turn fourth right into Clarkson Avenue. Then turn first left into York Road, then first left again into Clarence Road.

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

**ENTRANCE LOBBY:** With tiled floor.

**LOUNGE/DINER:** 24'2" (max) x 18'9" (max) 'L' shaped, with stairway off, feature fire surround with crushed marble hearth and enclosing a fitted "flame effect" electric fire, French door to:-

**GARDEN ROOM/DINING ROOM:** 10'3" (max) x 9'8" (max) With picture window overlooking rear garden.

**KITCHEN/DINER:** 19'7" (max) x 17' (max) 'L' shaped with double glazed French doors to rear garden, inset stainless steel single drainer 1 ½ bowl sink unit with mixer tap and cupboards under, range of wall cupboards, preparation surfaces with drawers and cupboards under, space/plumbing for automatic washing machine, built in electric hob, electric hob hood, built in double oven, wine rack, corner display shelving, part tiled walls, serving hatch to lounge/diner, walk in larder with light point, understairs cupboard.

**GROUND FLOOR CLOAKROOM/W.C.:** With low level w.c., hand wash basin with tiled splash back.

**REAR HALL:** With built in cloaks cupboard.

**FIRST FLOOR:**

**LANDING:** With access via folding ladder to part boarded loft with light point.

**BATHROOM/W.C.:** With low level w.c., pedestal wash basin with mixer tap, panelled bath with mixer tap and shower attachment plus Redring electric shower overhead, heated towel rail, light/shaver point, tiled walls.

**BEDROOM NO 1:** 12'8" (max) x 11' (max) With range of fitted units including wardrobe/cupboards, blanket cupboards, bedside tables and dressing unit.

**BEDROOM NO 2:** 11' (max) x 10'10" (max) With built in linen cupboard.

**BEDROOM NO 3:** 8'9" (max) x 7'9" (max) With fitted wardrobe/cupboard bedside table and shelving.

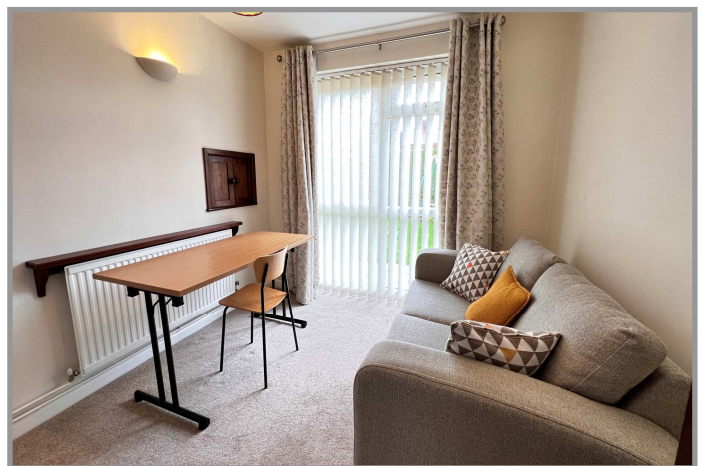
**OUTSIDE:** **TIMBER STORE SHED:**

**GARAGE:** 17'8" (max) x 8'1" (max) With up and over door, power and lighting, ATAG gas fired wall mounted combi boiler, cold water tap, access to boarded loft.

**GARDENS:** To front, laid to lawn with borders, shrubs, and a tarmac driveway/off road parking space. Concrete pathway to side leads to the enclosed rear garden which is also laid to lawn with paved pathways and patio.

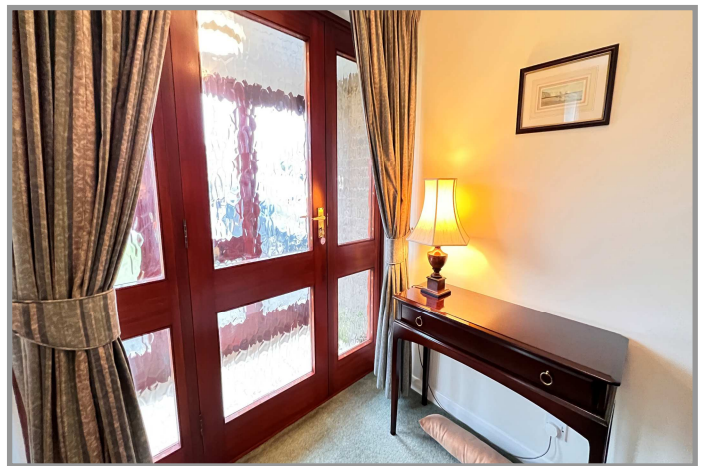
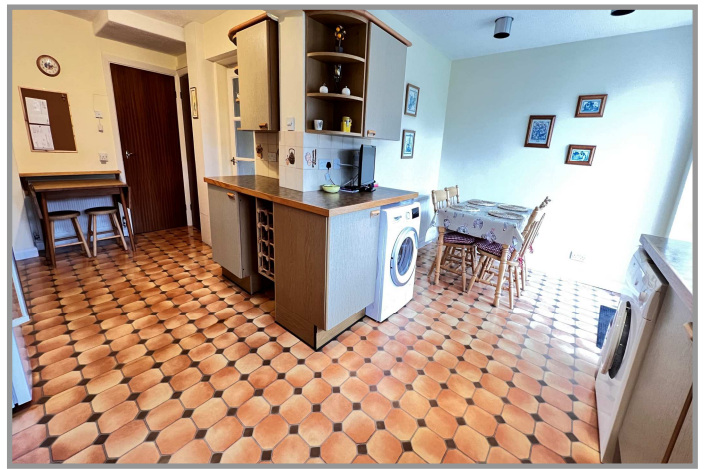


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