

**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



**63 OLLARD AVENUE
WISBECH
PE13 3HF**

THE PROPERTY: WELL PRESENTED VERY DECEPTIVE EXTENDED THREE BEDROOM
MID TERRACE HOUSE *25' OPEN PLAN LOUNGE/CONSERVATORY
*18' FITTED KITCHEN WITH LEISURE RANGE *LOW MAINTENANCE
GARDENS TO REAR *DOUBLE OFF ROAD PARKING SPACE TO FRONT
*POTENTIAL ADDITIONAL OFF ROAD PARKING TO REAR PLUS
POTENTIAL TO RENT A GARAGE (subject to council consent) *VIEW
QUICKLY!!

THE PRICE:

£190,000

FREEHOLD EPC BAND D

REF. 8793

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. 8793 63 OLLARD AVENUE, WISBECH

COUNCIL TAX: BAND A FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech town centre roundabout take the exit signed West Walton. Follow the main road for about 0.8 miles to the third set of traffic lights and turn left into Walton Road. Then turn second left into Ollard Avenue. The property is on the left hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE HALL: With tiled floor, stairway off.

OPEN PLAN LOUNGE/CONSERVATORY:
25'10" (max) x 10'10" (max) With laminate floor, double glazed patio doors to rear garden, feature square arch,

KITCHEN/DINER: 18'8" (max) x 9'10" (max) With tiled floor, space/plumbing for automatic washing machine, space/plumbing for dishwasher, range of wall cupboards, Leisure electric range, electric hob hood, preparation surfaces with drawers and cupboards under, inset stainless steel single drainer 1 ½ bowl sink unit with mixer tap and cupboards under, part tiled walls.

GROUND FLOOR CLOAKROOM/W.C.:
With hand wash basin, low level w.c., LVT floor.

REAR LOBBY: With understairs cupboard, tiled floor.

FIRST FLOOR:

LANDING: With built-in store cupboard, built-in linen cupboard housing Vokera gas fired wall mounted combi boiler.

BATHROOM/W.C.: With inset hand wash basin with cupboards under, mirror over, Shower/bath with mixer tap and Triton electric shower overhead, LVT floor, part tiled walls, heated towel rail.

BEDROOM NO 1: 12'5" (max) x 10' (max) With LVT floor, walk-in wardrobe/cupboard, access to part boarded loft.

BEDROOM NO 2: 12'5" (max) x 9'10" (max) With built-in range of wardrobe/cupboards with mirror doors.

BEDROOM NO 3: 11' (max) x 9'1" (max) 'L' shaped with laminate floor.

OUTSIDE: TIMBER STORE SHED: BRICK OUTHOUSE: COLD WATER TAP:

LOW MAINTENANCE GARDENS:
To front, down to a shingle/concrete double off road parking space. Enclosed low maintenance gardens to rear down to a paved patio area with decking. Timber gate to rear fence opens on to a vehicle access which gives access to the garage which the vendors currently rent from Fenland District Council.

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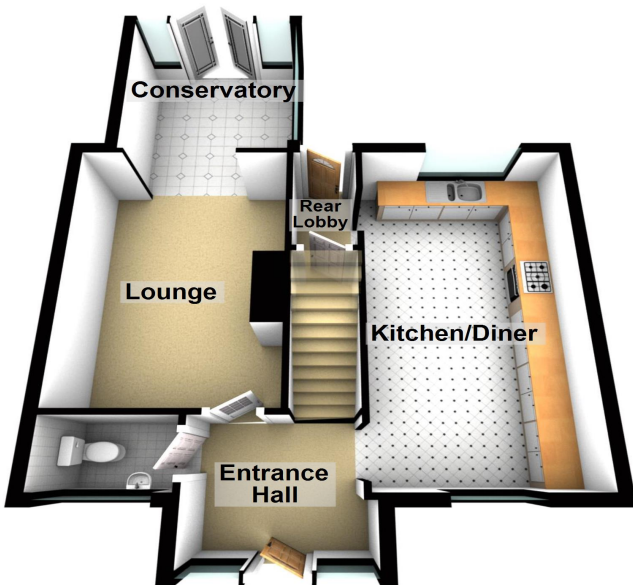
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Ground Floor



First Floor

