

**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



**3 SEVENTH AVENUE
WISBECH
PE13 2BW**

THE PROPERTY: VERY DECEPTIVE FOUR BEDROOMED DETACHED CHALET BUNGALOW SITUATED ON A HUGE PLOT IN ONE OF THE MOST SOUGHT AFTER RESIDENTIAL LOCATIONS * MASSIVE MASTER BEDROOM/BEDSITTING ROOM/ANNEXE WITH ADJOINING SHOWER ROOM/W.C. * FITTED KITCHEN WITH KENWOOD RANGE * GARAGE PLUS MULTI-VEHICLE OFF ROAD PARKING * LOVELY LONG GARDEN TO REAR * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * A RARE OPPORTUNITY! * VIEW QUICKLY!

THE PRICE: OIEO £300,000 FREEHOLD EPC BAND D REF. 8798

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: 8798 3, SEVENTH AVENUE, WISBECH.

COUNCIL TAX: BAND C FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech office turn right onto the A1101 dual carriageway. At the next set of traffic lights turn into Norwich Road, then take sixth right into Mount Drive, then fourth left into Seventh Avenue.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE PORCH: With lantern.

ENTRANCE HALL: With stairway off, understairs cupboard.

LOUNGE: 16' 5" (max) x 11' 5" (max) With feature fire surround enclosing a fitted 'living flame' gas fire (test advised) double glazed patio doors to rear garden.

FITTED KITCHEN: 11' 10" (max) x 9' 9" (max) With tiled floor, range of wall cupboards, electric hob hood, Kenwood gas/electric range, preparation surfaces with drawers & cupboards under, inset stainless steel drainer sink unit with mixer tap & cupboards under, space plumbing for washing machine & dishwasher, part tiled walls, cupboard housing Ideal gas fired wall mounted central heating boiler.

GROUND FLOOR /W.C./SHOWER ROOM:

With tiled floor, tiled walls, heated towel rail, low level W.C, inset hand wash basin with mixer tap & cupboards under, Quadrant shower cubicle with thermostatic shower.

BEDROOM NO 2: 12' 9" (max) x 11' 5" (max) With full width range of fitted units inc wardrobe/cupboards, blanket cupboards & dressing unit.

BEDROOM NO 3: 12' (max) x 11' 4" (max) With range of fitted units inc wardrobe/cupboards, blanket cupboards, bedside tables and dressing unit.

BEDROOM NO 4: 12' (max) x 7' (max) With fitted wardrobe/cupboard and shelving.

FIRST FLOOR:

LANDING: With access to side loft storage.

MASTER BEDROOM NO 1/BEDSITTING ROOM 'ANNEXE':

19' 10" (max) x 19' (max) With feature reconstituted stone fire surround.

ADJOINING SHOWER ROOM/ W.C.:

With tiled walls, pedestal wash basin, low level W.C, tiled & screened shower cubicle with power shower, access to loft.

OUTSIDE: COLD WATER TAP : OUTSIDE LIGHTING : GREEN HOUSE

GARAGE: 16' 2" (max) x 8' 8" (max) With up & over door, power & lighting.

GARDENS: To front, laid to lawn with a concrete pathway to the front entrance door and a concrete driveway/multi-vehicle off road parking area extending along the side of the property. Huge gardens to rear laid to lawn with numerous trees, shrubs, beds, ornamental ponds and a paved patio.

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Ground Floor



First Floor

