

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

**WISBECH** 

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## 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!





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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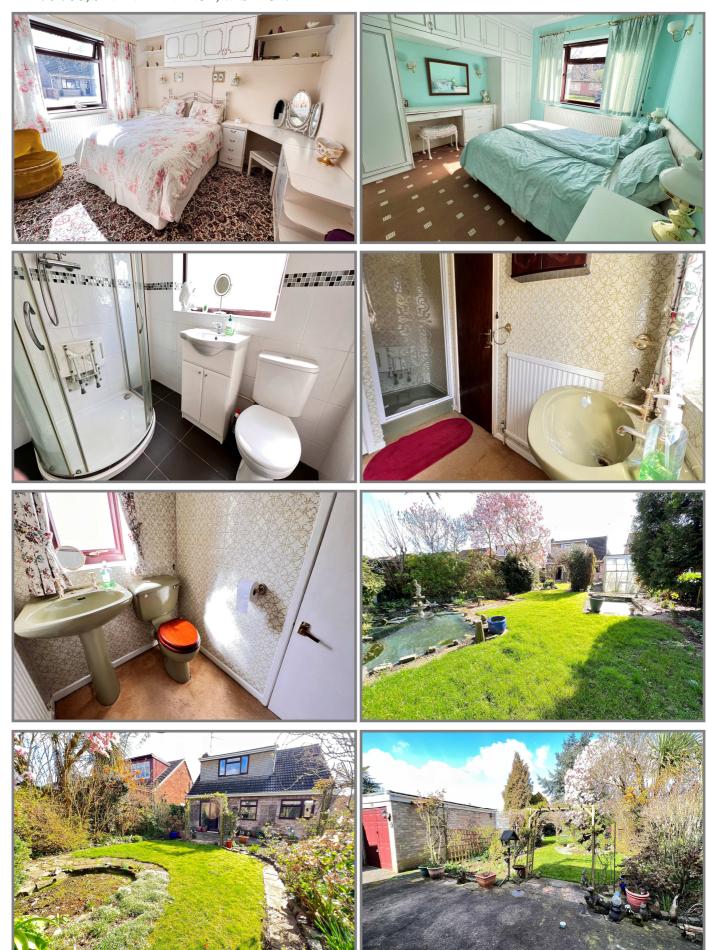








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