

**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



**13 GODDARD CRESCENT
WISBECH
PE13 3NT**

THE PROPERTY: THREE BEDROOM SEMI DETACHED FAMILY HOUSE, WELL SITUATED OVERLOOKING A GREEN *19' KITCHEN *CONSERVATORY *WORKSHOP *MULTI VEHICLE OFF ROAD PARKING *GAS FIRED CENTRAL HEATING *MOSTLY DOUBLE GLAZED *IDEAL FIRST TIME BUY OR INVESTMENT AS A 'BUY TO LET' *GREAT POTENTIAL *NO UPWARD CHAIN *VIEW QUICKLY!

THE PRICE: OIEO £175,000 FREEHOLD EPC BAND D REF.8759

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. 8759 13 GODDARD CRESCENT, WISBECH

COUNCIL TAX: BAND A FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech town centre roundabout take the exit signed West Walton and Walsoken. Follow the road to the second set of traffic lights and turn left into Mount Pleasant Road. Then turn first right into Grosvenor Road then second right into Goddard Crescent.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE HALL: With stairway off, under stairs cupboard.

LOUNGE: 12'9" (max) x 12'9" (max) With feature fire surround with gas point.

KITCHEN/DINER: 19'5" (max) x 12' (max) With range of wall cupboards, built in larder cupboard, inset single drainer sink unit with mixer tap and cupboards under, space/plumbing for automatic washing machine, gas cooker point, electric cooker point, part tiled walls, preparation surfaces with drawers and cupboards under, display cupboards with glazed doors.

UTILITY: 12'3" (max) x 6'4" (max) (overall)

BRICK & UPVC CONSERVATORY: 11'7" (max) x 8'5" (max) With double glazed French doors to rear garden

SIDE LOBBY: With doors off to front and rear.

FIRST FLOOR:

LANDING: With access to loft, built in airing cupboard housing gas fired wall mounted central heating boiler and hot water cylinder.

SHOWERROOM/W.C.: With low level w.c., pedestal wash basin, tiled and screened shower cubicle with Mira electric shower, extractor fan.

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

BEDROOM NO 2: 12' (max) x 9'4" (max)

BEDROOM NO 3: 8'10" (max) x 8' (max) With fitted 'bed base'.

OUTSIDE:

WORKSHOP: 15' (max) x 6' (max) With power and lighting.

GARDENS: To front overlooking a green and down to a block paved multi vehicle off road parking area. Low maintenance enclosed gardens to rear, down to paving.

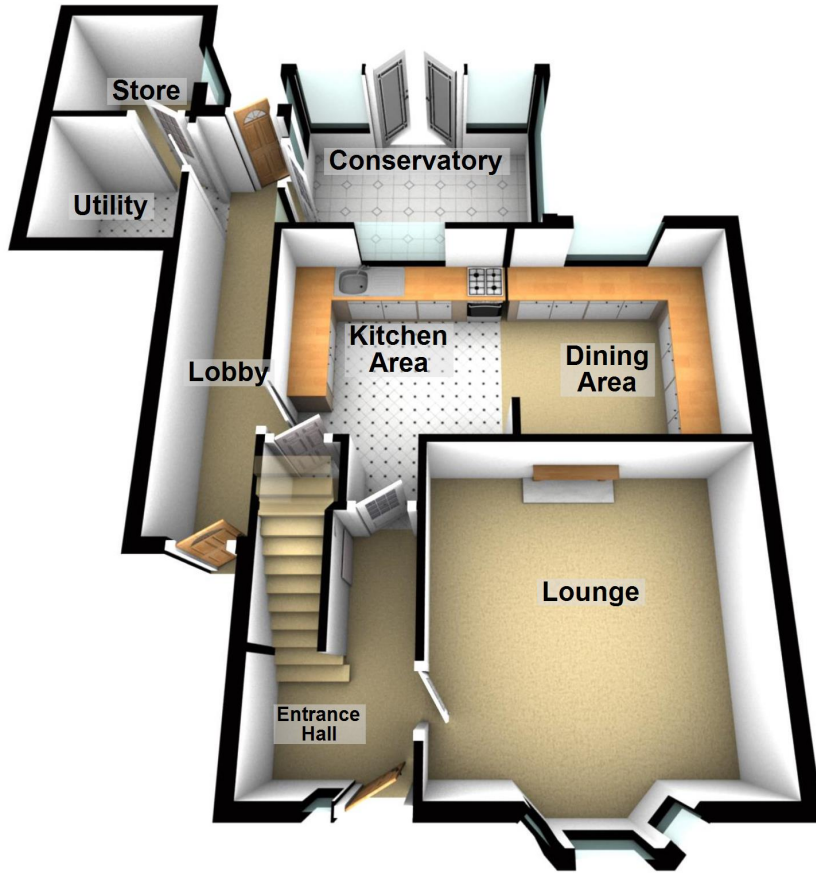
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Ground Floor



First Floor

