

**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



**163, FRIDAY BRIDGE ROAD
ELM, PE14 0AU**

THE PROPERTY: VERY DECEPTIVE, THREE BEDROOMED MID TERRACED COTTAGE OF ENORMOUS CHARACTER & SITUATED IN THIS HIGHLY POPULAR VILLAGE WITH ITS OWN SCHOOL, PUB & SHOP * 22' LOUNGE * FITTED KITCHEN WITH BUILT IN OVEN & HOB * DOUBLE GLAZING * GARDEN TO FRONT & REAR PLUS EXTENSIVE MULTI VEHICLE OFF ROAD PARKING SPACE * 43' BRICK OUTHOUSE * AN UNUSUAL OPPORTUNITY, SO VIEW QUICKLY!

THE PRICE: £199,995 FREEHOLD EPC BAND D

REF. 8802

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. 8802 163, FRIDAY BRIDGE ROAD, ELM

COUNCIL TAX: BAND A FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech office turn right onto the dual carriageway. Follow the road for about 1.4 miles and turn right at the China Rose takeaway signed Elm & Friday Bridge. Follow the road for about 1.3 miles and the property is on the right hand side set back from the road, behind a fence. Turn right into a shared shingle driveway leading to a 'five bar' gate which is the entrance to 163.

THE ACCOMMODATION: (Dimensions given are approximate only)

LOUNGE/DINER: 22'7"(max) x 12'(max) with laminate floor, off peak radiator, stairway off;

FITTED KITCHEN: 10'5"(max) x 6'7"(max) with inset stainless steel single drainer 1 ½ bowl sink unit with mixer tap & cupboards under, preparation surfaces with drawers & cupboards under, built in electric hob, built in electric oven, electric hob hood, range of wall cupboards, wine rack;

GROUND FLOOR BATHROOM/W.C.: With panelled bath, pedestal wash basin, low level w.c., part tiled walls, BRISTON electric shower, electric wall heater;

INNER LOBBY: with off peak radiator;

SIDE ENTRANCE LOBBY/UTILITY: 17'7"(max) x 4'8"(max) with plumbing for automatic washing machine;

FIRST FLOOR:

LANDING:

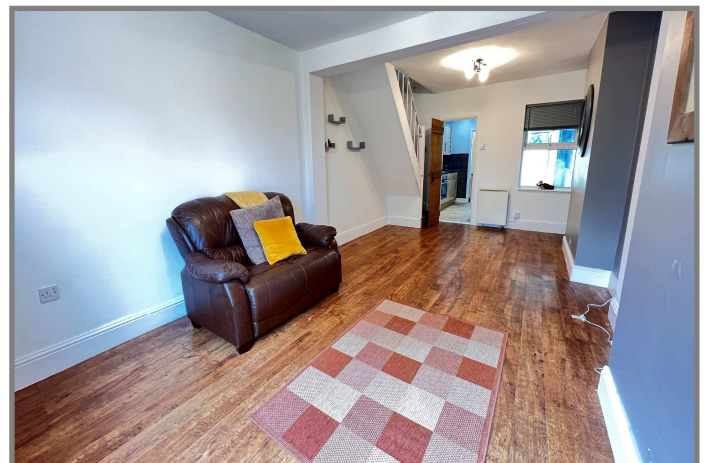
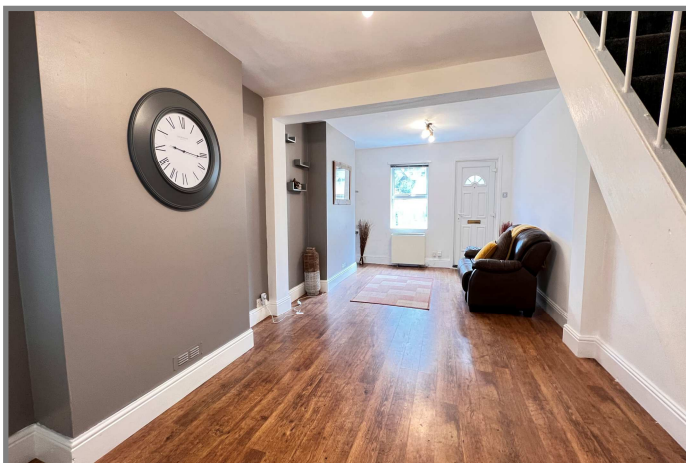
BEDROOM NO 1: 12'1"(max) x 11'2"(max) with off peak radiator;

BEDROOM NO 2: 11'1"(max) x 9'4"(max) with feature original fireplace, off peak radiator, built in store cupboard, leads to:-

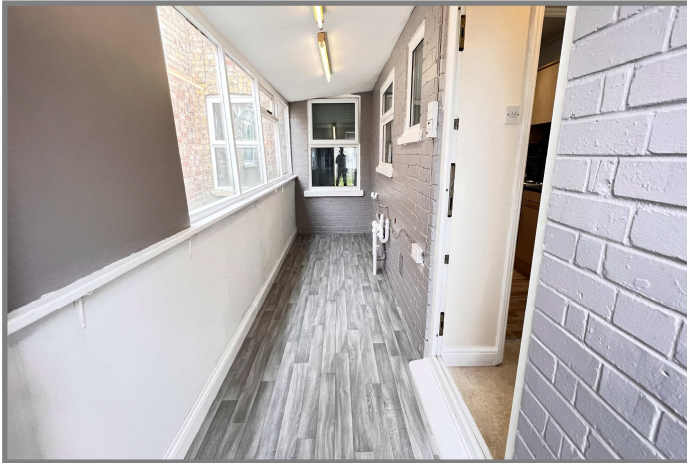
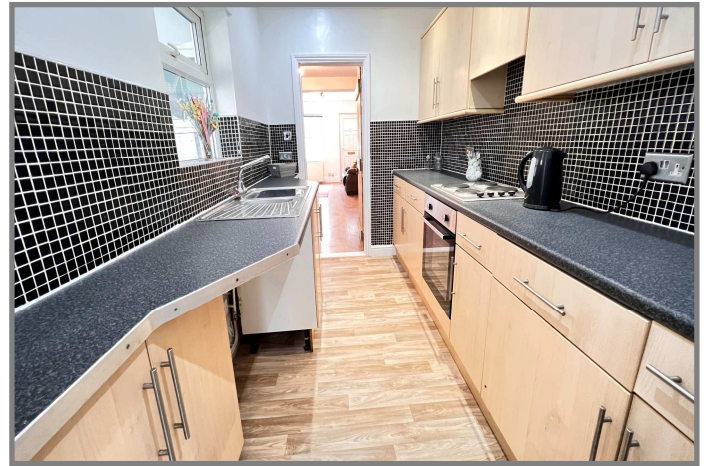
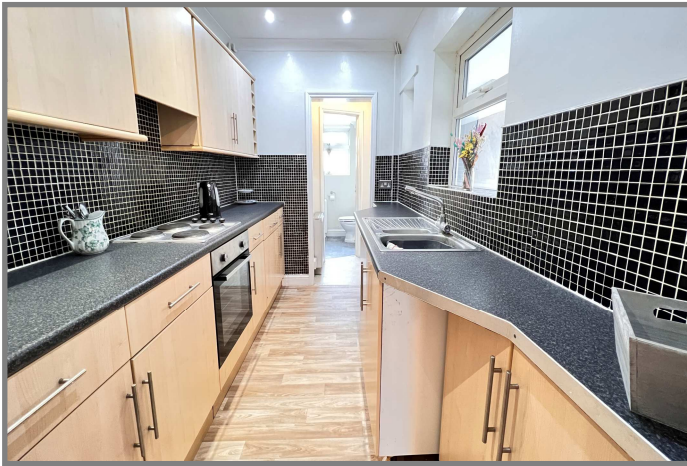
BEDROOM NO 3: 10'6"(max) x 6'9"(max) with off peak radiator, built in cupboard housing combination ho & cold water cylinder with immersion heater;

OUTSIDE: BREEZE BLOCK STORE: COLD WATER TAP: 43' BRICK OUTBUILDING:

GARDENS: Shared shingle driveway leads from Friday Bridge Road to a 'five bar' gate which is the entrance to the garden for number 163. It is down to a shingle multi vehicle off road parking space. Enclosed gardens to the rear of the house laid to lawn with concrete pathway. Gardens to front laid to lawn with shingle area and pergola.



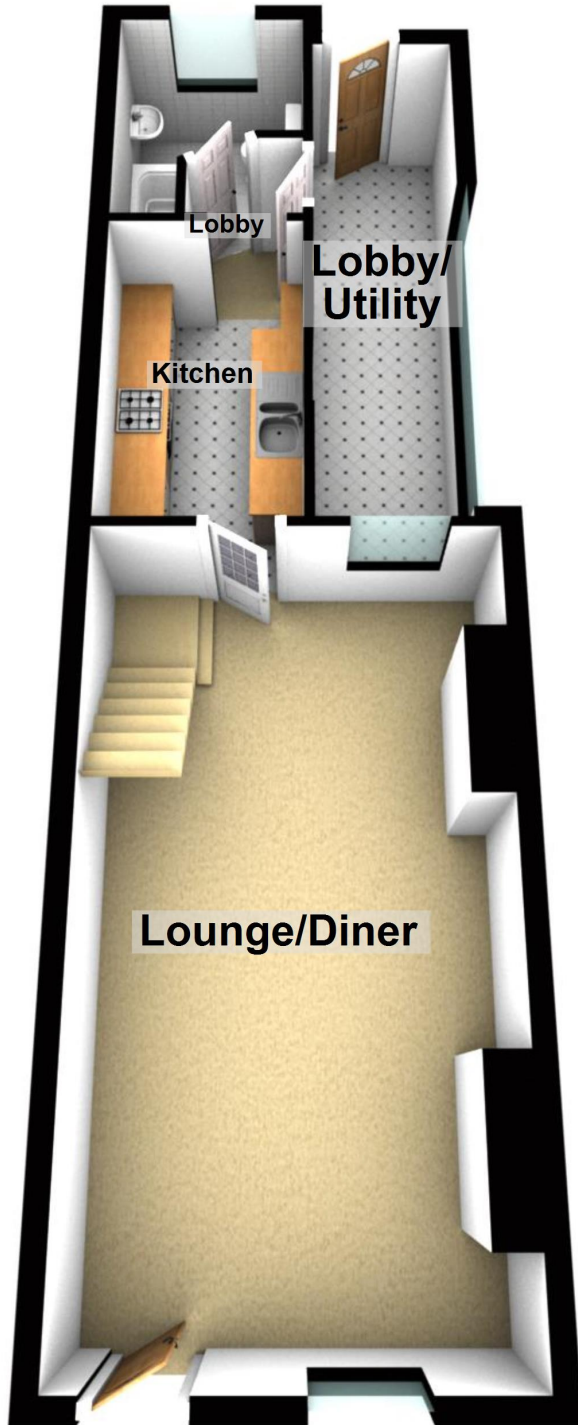
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Ground Floor



First Floor

