

**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



**33, HIGH ROAD
GOREFIELD, PE13 4ND**

THE PROPERTY: BEAUTIFULLY PRESENTED, EXTREMELY DECEPTIVE, THREE BEDROOMED SEMI DETACHED HOUSE SITUATED IN THIS HIGHLY POPULAR VILLAGE WITH ITS OWN SCHOOL, PUB & SHOP * 18' FITTED KITCHEN * 24' LOUNGE * OIL FIRED CENTRAL HEATING * DOUBLE GLAZING * NOT OVERLOOKED TO FRONT & REAR * MULTI VEHICLE OFF ROAD PARKING * ENCLOSED GARDENS TO REAR * VIEW QUICKLY TO AVOID DISAPPOINTMENT!

THE PRICE: £195,000 FREEHOLD EPC BAND D REF. 8803

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. 8803 33, HIGH ROAD, GOREFIELD

COUNCIL TAX: BAND A FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech town centre roundabout take the exit signed Long Sutton/Sleaford over Freedom Bridge. Follow the road for about ¾ of a mile to the traffic lights and fork left signed Leverington & Gorefield. Follow the road for a short distance and fork right at the Rising Sun Pub signed Gorefield. Follow the road to the Church and follow the road in front of the Church. Follow the road for about 1.5 miles and the property is on the left hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

LOUNGE/DINER: 24'7(max) x 14'2"(max) with enclosed stairway off, feature fire surround enclosing an electric 'flame effect' fire, understairs cupboard;

FITTED KITCHENBREAKFAST ROOM: 18'3"(max) x 13'8"(max) 'L' shaped with built in fridge, built in freezer, range of wall cupboards, preparation surfaces with drawers & cupboards under, built in electric double oven, built in electric hob, inset single drainer 1 ½ bowl sink unit with mixer tap & cupboard under, MRM oil fired wall mounted combi boiler, extractor fan;

GROUND FLOOR BATHROOM/W.C: With panelled bath with mixer tap & shower attachment, pedestal wash basin with mixer tap, low level w.c., heated towel rail, part tiled walls, extractor fan;

FIRST FLOOR:

LANDING:

BEDROOM NO 1: 12'(max) x 10'10"(max) with built in store cupboard with access to part boarded loft with power & lighting;

BEDROOM NO 2: 12'1"(max) x 6'9"(max) with fitted floor cupboard;

BEDROOM NO 3: 8'8"(max) x 6'10"(max);

OUTSIDE: **EXTERNAL POWER POINTS: SECURITY LIGHT: ENCLOSED OIL STORAGE TANK: SUMMER HOUSE: 11'8"(max) x 10'2"(max) with power & light;**

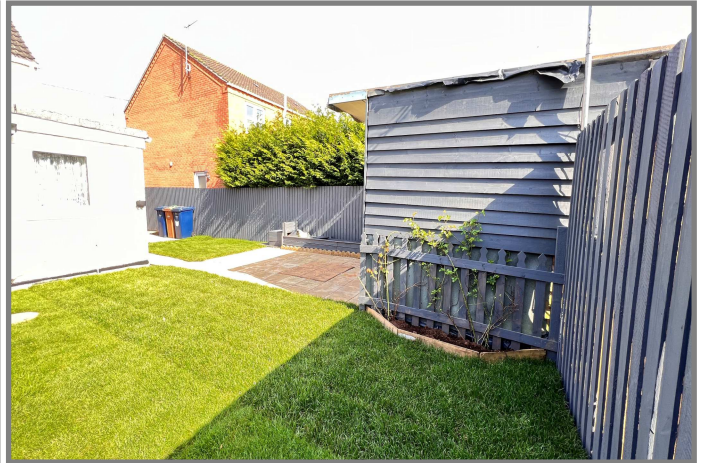
GARDENS: To front, and not overlooked, down to a shingle multi vehicle off road parking/turn round. Timber gate to side opens onto the side and rear gardens, also not overlooked and laid to lawn with an extensive paved patio area.



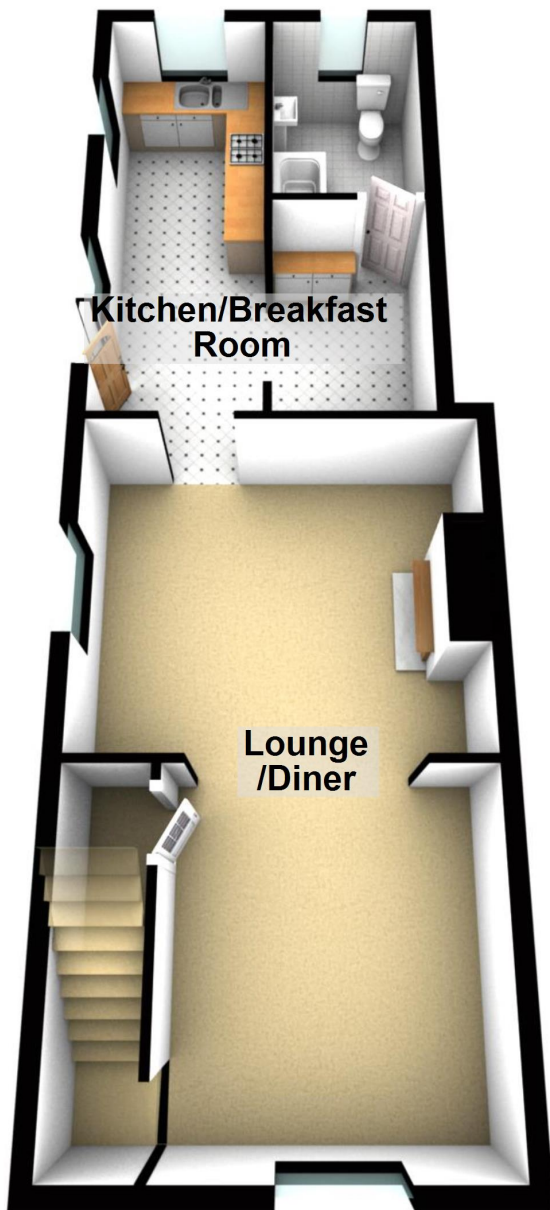
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Ground Floor



First Floor

