

**ROBERT
HALE
HOMES FOR
SALE**

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

WISBECH

01945 465222

E-mail:

wisbech@robert-hale-homes.co.uk

Website:

www.robert-hale-homes.co.uk

7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**11, SCHOONER WHARF
WISBECH
PE13 1NJ**

THE PROPERTY: A THIRD FLOOR 1 BEDROOM FLAT OF GREAT CHARACTER SITUATED IN AN HISTORIC BUILDING IN A HISTORIC PART OF THE TOWN, CLOSE TO THE RIVER! * 19' OPEN PLAN LOUNGE/KITCHEN WITH BUILT IN OVEN & HOB * GAS FIRED CENTRAL HEATING * SMALL COMMUNAL GARDEN AREA ADJACENT TO THE RIVER BANK AND OVERLOOKING THE RIVER * IDEAL FIRST TIME BUY OR INVESTMENT AS A 'BUY TO LET'

THE PRICE: £72,000 LEASEHOLD EPC BAND C

REF. 8811

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. 8811 11, SCHOONER WHARF, WISBECH

COUNCIL TAX: BAND A FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech town centre roundabout take the signed with the National Trust Logo. Follow the road to the traffic lights and turn right crossing over The Town Bridge. Carry straight on into the Old Market and park in the car park, Schooner Wharf is opposite the car park on the other of the road.

THE ACCOMMODATION: (Dimensions given are approximate only)

SECURE GROUND FLOOR ENTRANCE LOBBY:

ENTRANCE HALL: With built in cloaks cupboard;

OPEN PLAN LOUNGE/DINER/KITCHEN:

19'10''(max) x 15'10''(max) `L` shaped with exposed beams, built in gas hob, built in electric oven, part tiled walls, Alpha gas fired wall mounted combi boiler, space/plumbing or automatic washing machine, preparation surfaces, inset stainless steel single drainer sink unit with mixer tap;

BATHROOM/W.C.: With panelled bath with mixer tap & tiled splash back, low level w.c., pedestal wash basin with tiled splash back, exposed beams, extractor fan;

BEDROOM: 12'6''(max) x 8'2''(max) with exposed beams;

OUTSIDE: Small communal garden area adjacent to the river bank overlooking the river.

N.B. PLEASE NOTE THAT THERE IS NO PRIVATE OFF ROAD PARKING, BUT THERE IS PUBLIC PARKING NEARBY.



REF. 8811 11, SCHOONER WHARF, WISBECH



VIEW FROM BEDROOM



COMMUNAL GARDEN

Southfields Close

