

**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



**18, PRINCES ROAD
WISBECH
PE13 2PG**

THE PROPERTY: VERY WELL PRESENTED, CONSIDERLY EXTENDED TWO BEDROOMED SEMI-DETACHED HOUSE IN THIS POPULAR RESIDENTIAL CUL DE SAC CLOSE TO THE TOWN CENTRE * 24FT LOUNGE * 20FT KITCHEN WITH BUILT IN OVEN & HOB * USEFUL UTILITY * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * ENCLOSED GARDENS TO REAR * IDEAL FIRST TIME BUY OR INVESTMENT AS A BUY-TO-LET * VIEW QUICKLY! * NO UPWARD CHAIN!

THE PRICE: £165,000

FREEHOLD EPC BAND D

REF.8812

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.8812 18, PRINCES ROAD, WISBECH

COUNCIL TAX: BAND A FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech Church Terrace car park take the Alexandra Road exit, turn left into Alexandra Road. Follow the road to the first crossroads & turn left into Princes Road. The property is on the left hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

LOUNGE/DINER: 24' (max) x 13' 1" (max) With feature fire surround, enclosed stairway off, feature archway.

KITCHEN/BREAKFAST ROOM:

20' 5" (max) x 8' 4" (max) With space/plumbing for washing machine, inset stainless steel single drainer sink unit with mixer tap & cupboards under, electric cooker point, preparation surfaces with drawers & cupboards under, range of wall cupboards, cupboard housing Glow Worm gas fired wall mounted central heating boiler, feature centre archway;

REAR LOBBY/UTILITY: With space/plumbing or domestic appliance;

FIRST FLOOR:

LANDING: With built in airing cupboard housing hot water cylinder.

SPACIOUS BATHROOM/W.C.:

With low level W.C., panelled bath with tiled splash back and mixer tap with shower attachment, pedestal wash basin, extractor fan;

BEDROOM NO 1: 13' 2" (max) x 12; (max) ;

BEDROOM NO 2: 11' (max) x 7' 2" (max) With feature original surround.

OUTSIDE:

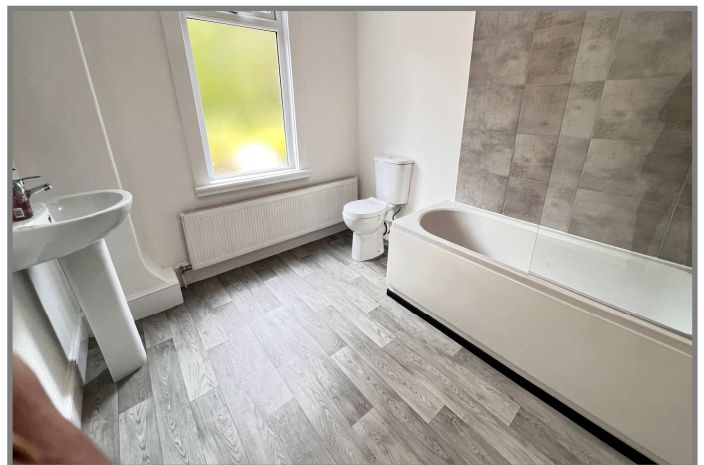
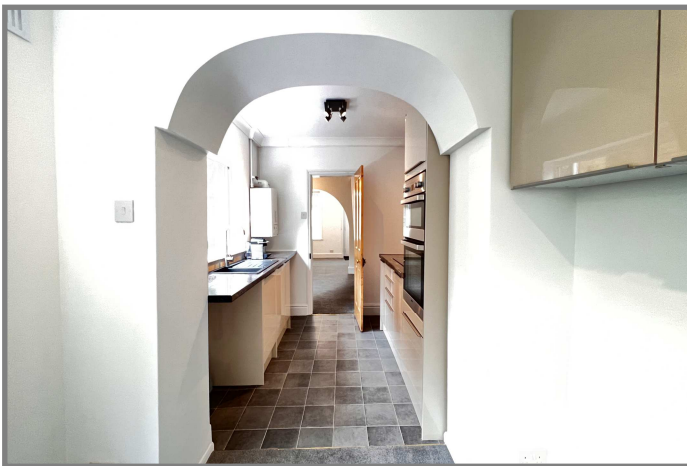
TIMBER STORE SHED:

GARDENS:

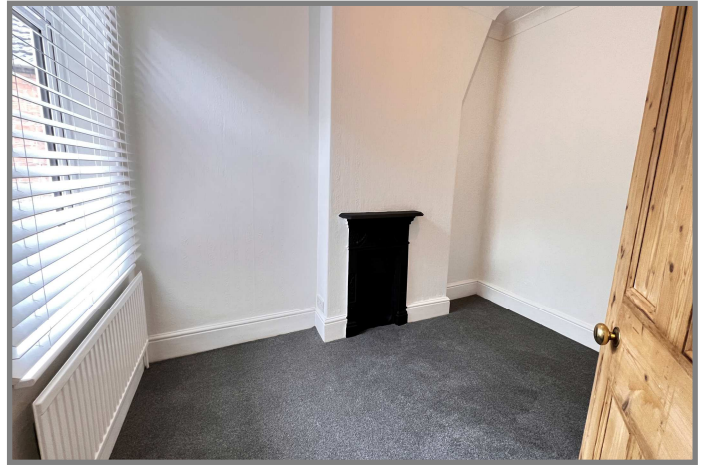
Low maintenance ornamental walled garden to front, down to slate chippings and stone chippings, with a tiled pathway to the front entrance doors. Shared pathway to side leads to the timber gate which opens onto the attractive enclosed rear garden which is laid to lawn with borders, paved pathway and paved patio areas.



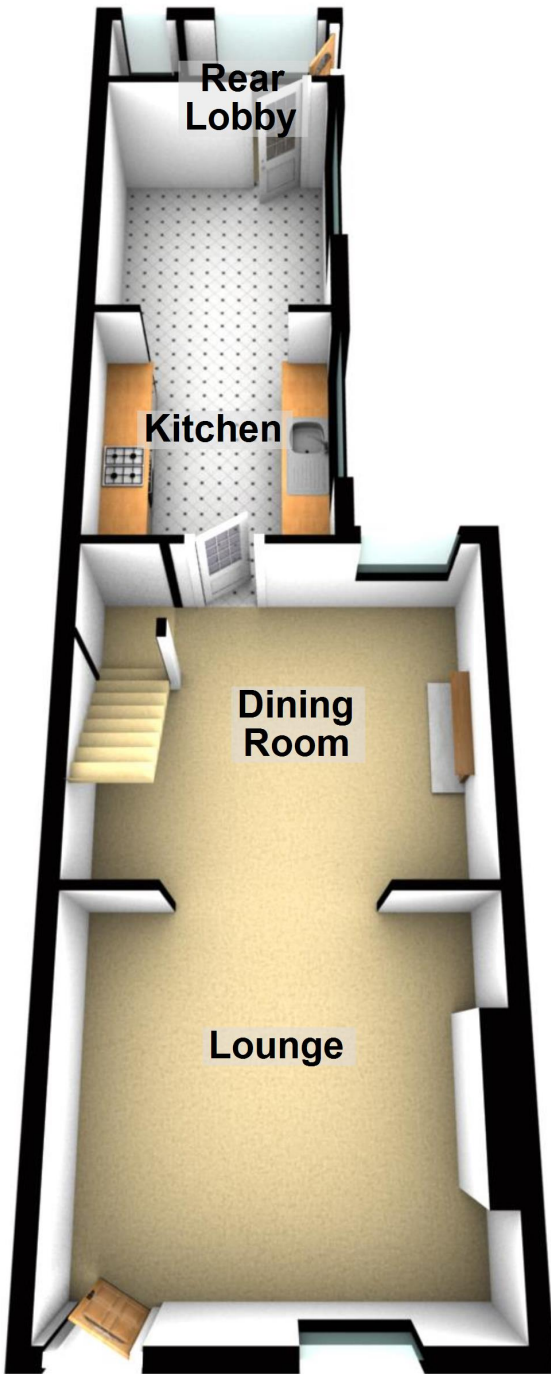
REF.8812 18, PRINCES ROAD, WISBECH



REF. 8812 18, PRINCES ROAD, WISBECH



Ground Floor



First Floor

