

**ROBERT  
HALE  
HOMES FOR  
SALE**

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

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**11, WOODLANDS COURT  
WALSOKEN  
PE13 3SD**

**THE PROPERTY:** A MODERN TWO DOUBLE BEDROOMED SEMI DETACHED HOUSE \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* CONSERVATORY \* GARAGE PLUS MULTI VEHICLE OFF ROAD PARKING \* ENCLOSED GARDEN TO REAR \* GREAT POTENTIAL! \* IDEAL FIRST TIME BUY OR INVESTMENT AS A BUY TO LET \* NO UPWARD CHAIN!

**THE PRICE:           £175,000       FREEHOLD   EPC BAND   D                               REF. 8814**

**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: 8814 11, WOODLANDS COURT, WALSOKE**

**COUNCIL TAX: BAND B KINGS LYNN & WEST NORFOLK B.C**

**HOW TO GET THERE:** From the Wisbech office turn right onto the dual carriageway. At the second set of traffic lights turn left into Norwich Road. Follow the road for about 1.1 miles then turn right into Wistaria Road. Then turn third right into Woodlands Court. The property is on the left hand side.

**THE ACCOMMODATION:** (Dimensions given are approximate only)

**ENTRANCE LOBBY:** With tiled floor;

**LOUNGE:** 15'2"(max) x 12'8"(max);

**KITCHEN:** 11'10"(max) x 9'6"(max) with built in electric oven, built in electric hob, electric hob hood, part tiled walls, preparation surfaces with drawers & cupboards under, inset 1 ½ bowl single drainer sink unit with mixer tap & cupboards under, part tiled walls, space/plumbing for automatic washing machine, gas fired wall mounted C/H boiler, range of wall cupboards, larder cupboard;

**GROUND FLOOR WET ROOM/W.C.:**

With tiled shower area with Mira electric shower, walk in airing cupboard housing hot water cylinder with immersion heater, low level w.c., pedestal wash basin;

**REAR LOBBY:** With stairway off;

**BRICK & UPVC CONSERVATORY:**

13'6"(max) x 9'9"(max) with double glazed French doors to rear garden;

**FIRST FLOOR:**

**SMALL LANDING:**

**BEDROOM NO 1:** 14'7"(max) x 9'6"(max);

**BEDROOM NO 2:** 12'(max) x 8'5"(max) with fitted wardrobe/cupboard;

**OUTSIDE: SUMMER HOUSE:**

**GARAGE:** 17'7"(max) x 8'2"(max) with up & over door, power & lighting;

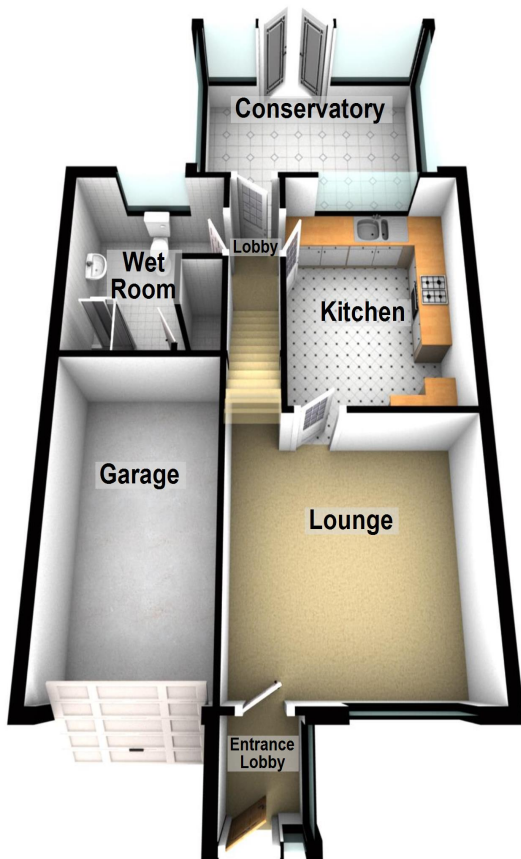
**GARDENS:** To front, down to a shingle multi vehicle off road parking space. Concrete pathway to side leads through a timber gate to the enclosed rear garden which is laid to lawn with shrubs, trees and a paved patio.



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Ground Floor



First Floor

