

**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



**2, LAKENHAM TERRACE
LOW ROAD, ELM
PE14 0DE**

THE PROPERTY: WELL PRESENTED DECEPTIVELY SPACIOUS TWO DOUBLE BEDROOMED MID-TERRACED HOUSE IN THIS HIGHLY POPULAR VILLAGE WITH PUBS, SHOP AND SCHOOL * SEPARATE DINING ROOM * FITTED KITCHEN WITH BUILT IN OVEN & HOB * VERY USEFUL REAR VEHICLE ACCESS WITH PARKING AND POTENTIAL GARAGE SPACE! * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * IDEAL FIRST TIME BUY OR INVESTMENT AS "BUY TO LET" * VIEW QUICKLY!

THE PRICE: £159,995 FREEHOLD EPC BAND D REF.8815

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: 8815 2, LAKENHAM TERRACE, LOW ROAD, ELM.

COUNCIL TAX: BAND A FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech office turn right onto the A1101 dual carriageway Downham Market Road. Follow the road to the A47 bypass roundabout and proceed straight across. Then turn almost immediately right. Proceed to 'T' junction and turn right and turn left. The property is shortly on the left hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

LOUNGE: 11' (max) x 11' (max) With feature fire surround enclosing an electric 'flame effect' fire.

DINING ROOM: 12' (max) x 11' (max) With understairs cupboard.

FITTED KITCHEN: 11' 6" (max) x 7' (max) With built in electric oven, built in electric hob, electric hob hood, range of wall cupboards, preparation surfaces with drawers & cupboards under, space/plumbing for washing machine and dishwasher, inset single drainer 1 ½ bowl sink unit with mixer tap & cupboards under, Logic gas fired wall mounted combi-boiler.

GROUND FLOOR BATHROOM/W.C.:

With integrated low level W.C., hand wash basin with mixer tap, panelled bath with mixer tap and shower attachment, part tiled walls.

REAR LOBBY:

FIRST FLOOR:

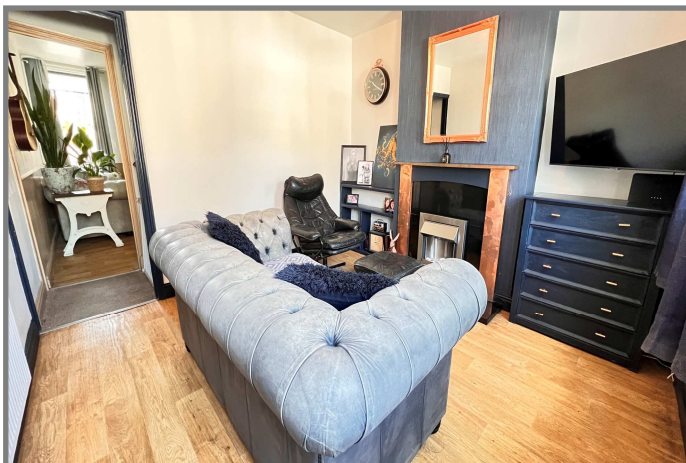
LANDING:

BEDROOM NO 1: 11' (max) x 11' (max) With built in cupboard with access to loft.

BEDROOM NO 2: 12' (max) x 11' (max).

OUTSIDE: **COLD WATER TAP**

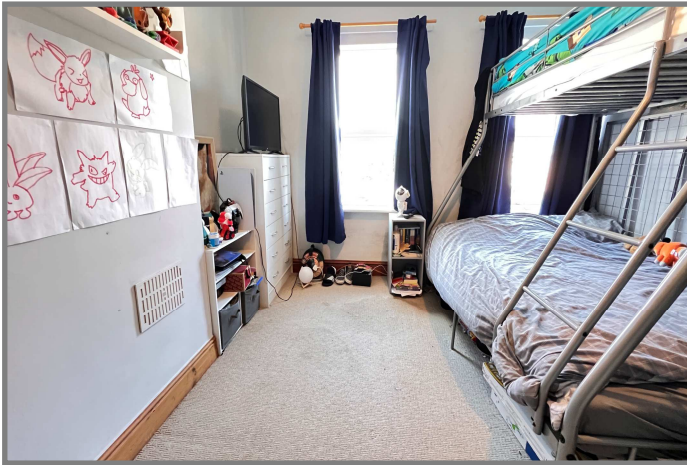
GARDENS: To front down to shingle with a concrete pathway to the front entrance door. Low maintenance gardens to rear, down to bark chippings and a concrete patio area and a paved pathway. There is a useful shared pedestrian access running adjacent to the rear of the house and adjoining properties, which is useful for the bins! There is vehicle access from Elm High Road leading to a parking space at the end of the garden.



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Ground Floor



First Floor

