

**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



**1, ROOKERY COTTAGE
WELL END, FRIDAY BRIDGE
PE14 0HG**

THE PROPERTY: AN ABSOLUTELY CHARMING VICTORIAN TWO BEDROOMED SEMI-DETACHED COTTAGE SITUATED ON A CORNER PLOT CLOSE TO THE SCHOOL, PUB & POST OFFICE/SHOP! * 19FT LOUNGE * LOVELY COTTAGE GARDENS TO BOTH FRONT AND SIDE * GARAGE * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * LOTS & LOTS OF CHARACTER AND LOTS AND LOTS OF POTENTIAL! * VIEW QUICKLY TO AVOID DISAPPOINTMENT!

THE PRICE: £155,000 FREEHOLD EPC BAND REF.8816

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:8816 1, ROOKERY COTTAGE, WELL END FRIDAY BRIDGE.

COUNCIL TAX: BAND A FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech office turn right onto the dual carriageway. Follow the road for about .4 of a mile then turn right at the Blacksmiths Arms signed Elm & Friday Bridge. Follow the main road for about 1.8 miles to the Clock Tower at the junction with Well End. The property is on the corner opposite the Clock Tower.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE PORCH/CANOPY/LOBBY:

SIDE ENTRANCE LOBBY:

LOUNGE/DINER: 19' 9" (max) x 16' 10" (max) 'L' shaped, feature exposed brick fire surround enclosing a fitted "living flame" gas fire, feature square archway.

KITCHEN: 9' (max) x 6' 8" (max) With Viessmann gas fired wall mounted combi-boiler, tiled floor, part tiled walls, Electric cooker point, range of wall cupboards, inset stainless steel single drainer sink unit with mixer tap & cupboards under, preparation surfaces with drawers & cupboards under, space plumbing for washing machine and dishwasher.

GROUND FLOOR W.C./SHOWER ROOM:

With tiled & screened shower cubicle with thermostatic shower, heated towel rail, low level W.C., hand wash basin, part tiled walls, tiled floor, extractor fan.

INNER HALL: With tiled floor, stairway off, access to loft.

UTILITY/REAR LOBBY: With tiled floor.

FIRST FLOOR:

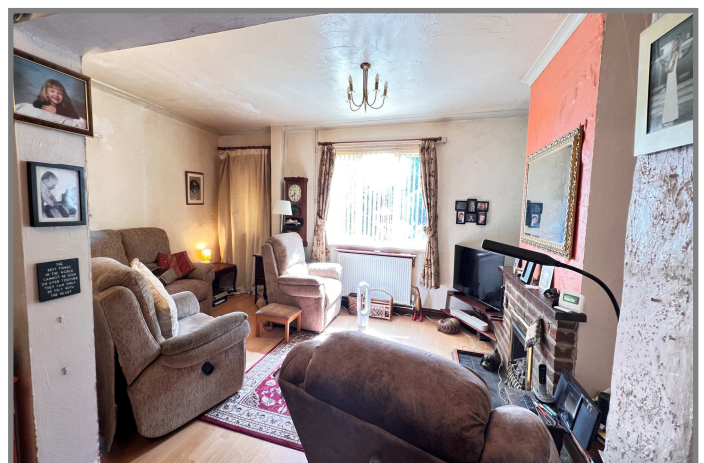
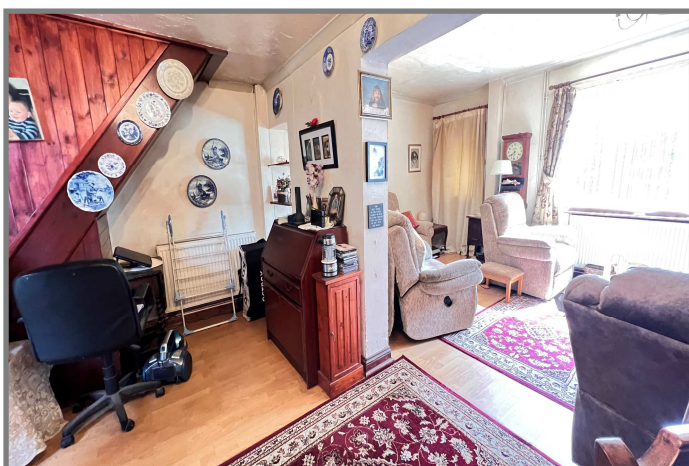
SMALL LANDING:

BEDROOM NO 1: 17' (max) x 11' (max) 'L' shaped with laminate floor, range of fitted wardrobe/cupboards.

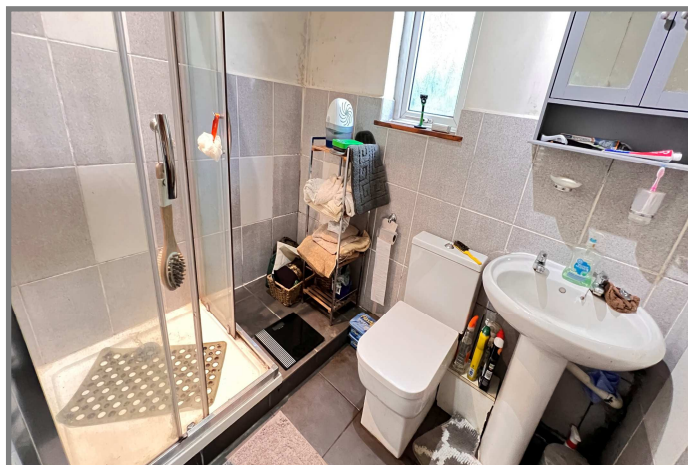
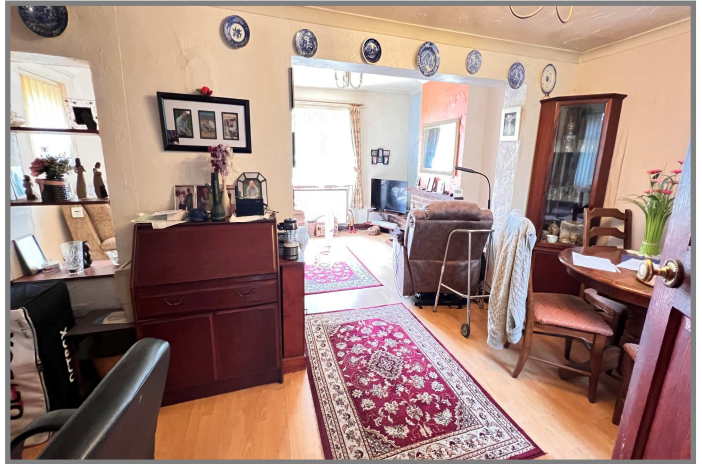
BEDROOM NO 2: 13' (max) x 8' (max).

GARAGE: 14' 5" (max) x 12' 2" (max) With timber double doors (giving vehicle access from the rear of Maltmas Drive), power & lighting, personal door.

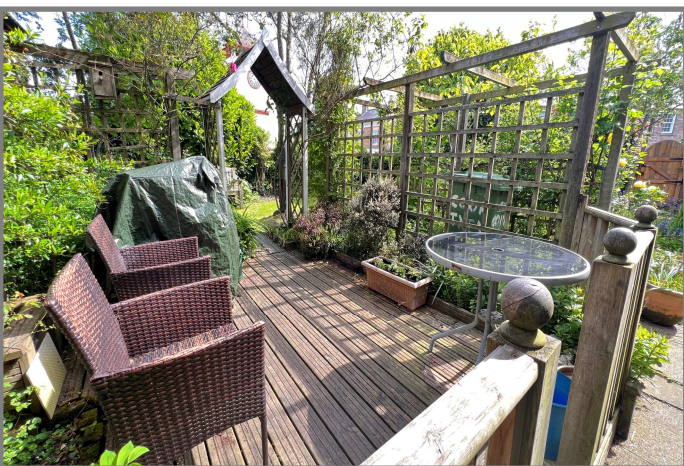
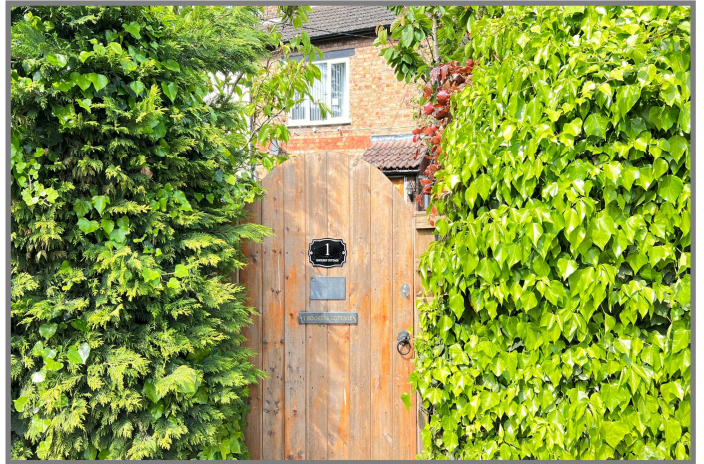
GARDENS: Attractive gardens to front & side laid to lawn with numerous trees, shrubs, block paved pathway and decking. Paved courtyard to rear, with access from Maltmas Drive



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