

**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



**MANFIELD, 11 BACK ROAD
GOREFIELD
PE13 4NW**

THE PROPERTY: TWO DOUBLE BEDROOMED DETACHED BUNGALOW ON A GENEROUS PLOT IN THIS HIGHLY POPULAR VILLAGE ROAD IN THIS HIGHLY POPULAR VILLAGE WITH ITS OWN SCHOOL, PUB, GARAGE & SHOP * GENEROUS GARDENS * MULTI-VEHICLE OFF ROAD PARKING * 19FT SUN LOUNGE! * 420SQFT BRICK ANNEXE/GARAGE/WORKSHOP/OFFICE WITH ENORMOUS POTENTIAL FOR A VARIETY OF USES (SUBJECT TO ANY NECESSARY CONCENTS) * OIL FIRED CENTRAL HEATING * DOUBLE GLAZING * VIEW QUICKLY TO AVOID DISAPPOINTMENT!

THE PRICE:

£235,000

FREEHOLD EPC BAND D

REF:8818

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:8818 MANFIELD, 11, BACK ROAD, GOREFIELD.

COUNCIL TAX: BAND B FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech town centre roundabout take the A1101 Long Sutton/Sleaford exit over Freedom Bridge. Follow the road for about ¾ mile to the traffic lights & fork left signal Leverington. Follow the road for a short distance & fork right at the Rising Sun pub into Church Road. Follow the main route for about 2.3 miles to a crossroads in Gorefield, just past the school, turn left into Cattle Dyke then second left into Back Road.

THE ACCOMMODATION: (Dimensions given are approximate only)

LOUNGE: 15' 4" (max) x 11' (max).

KITCHEN: 12' 8" (max) x 11' (max) With preparation surfaces with drawers & cupboards under, space/plumbing for washing machine, stainless steel single drainer sink unit with drawers & cupboards under, part tiled walls, wall cupboards/shelving, walk-in larder with shelving, built in airing cupboard housing hot water cylinder with immersion heater, Boulter oil fired central heating boiler & programmer.

INNER HALL: With C/H thermostat

SUN LOUNGE: 19' 10" (max) x 8' 1" (max).

SHOWER ROOM/W.C.: With tiled shower area with Triton electric shower, pedestal wash basin, low level W.C., extractor fan.

BEDROOM NO 1: 12' (max) x 11' (max).

BEDROOM NO 2: 11' (max) x 9' (max).

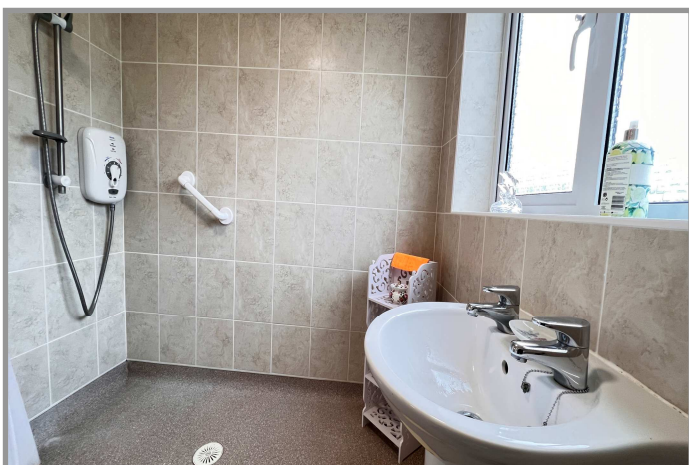
OUTSIDE: **TIMBER STORE SHED : OIL STORAGE TANK : BRICK OUTHOUSE**

GARAGE/WORKSHOP: 21' 6" (max) x 19' 6" (max) With power & lighting, up & over door.

GARDENS: To front, down to shingle, with a tarmac driveway/turn round/multi-vehicle off road Generous enclosed gardens to rear. Pathways lead along each side of the bungalow from front to rear.



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