

**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**



**27, MYLES WAY  
WISBECH  
PE13 3PY**

**THE PROPERTY:** WELL PRESENTED TWO DOUBLE BEDROOMED MODERN SEMI-DETACHED HOUSE IN THIS HIGHLY POPULAR DEVELOPMENT \* 13FT FITTED KITCHEN WITH BUILT IN OVEN, HOB & FRIDGE \* USEFUL GROUND FLOOR CLOAKROOM/W.C. \* ENCLOSED GARDENS TO REAR \* MULTI-VEHICLE OFF ROAD PARKING \* IDEAL FIRST TIME BUY OR INVESTMENT AS A BUY TO LET \* VIEW QUICKLY \* NO UPWARD CHAIN \* MOVE STRAIGHT IN!!

**THE PRICE:            £161,500    FREEHOLD            EPC BAND D            REF.8822**

**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:8822 27 MYLES WAY, WISBECH**

**COUNCIL TAX: BAND A FENLAND DISTRICT COUNCIL**

**HOW TO GET THERE:** From the Wisbech town centre roundabout (identified by our sponsorship signs) take the exit signed West Walton & Walsoken. Follow the road to the traffic lights and proceed straight across. The turn IMMEDIATELY left into Tinkers Drove. Proceed to the end of Tinkers Drove and turn left at the 'T' junction with St. Michaels Avenue. Then turn second right into Cherry Road. Follow the road to the 'T' junction with Kinderley Road. Turn left. Proceed to the next 'T' junction. Turn left. Then turn first right into Conference Way, then first right into Braeburn Avenue, then first left into Myles Way.

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

**ENTRANCE CANOPY:**

**ENTRANCE HALL:** With stairway off.

**LOUNGE:** 13' 8" (max) x 10' (max).

**FITTED KITCHEN/DINER:** 13' 4" (max) x 8' 5" (max) With Vokera gas fired wall mounted combi-boiler, double glazed French doors to rear garden, range of wall cupboards, built in electric hob, built in electric oven, electric hob hood, inset stainless steel single drainer sink unit with cupboard under, built in fridge, preparation surfaces with drawers & cupboards under, part tiled walls.

**GROUND FLOOR CLOAKROOM/W.C.:** With low level W.C., hand wash basin with tiled splash back, extractor fan.

**FIRST FLOOR:**

**LANDING:**

**BATHROOM/W.C.:** With panelled bath with mixer tap & shower attachment, pedestal wash basin, low level W.C., part tiled walls, extractor fan.

**BEDROOM NO 1:** 12' " 1" (max) x 10' 1" (max) With walk-in wardrobe/cupboard, built in airing cupboard with radiator.

**BEDROOM NO 2:** 9' 7" (max) x 7' 2" (max).

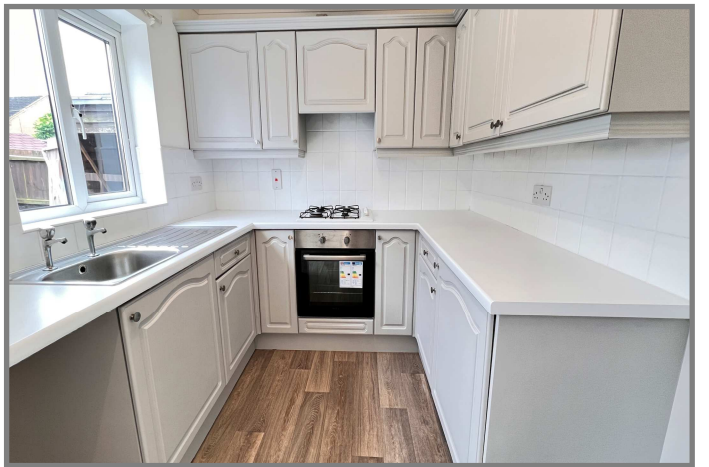
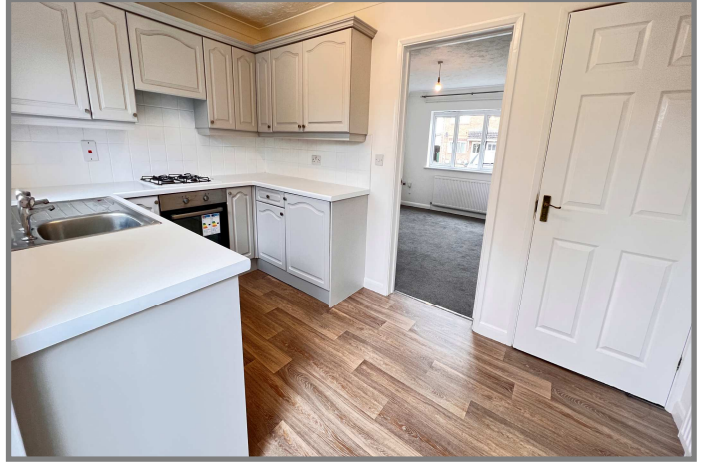
**OUTSIDE:** COLD WATER TAP : OUTSIDE LIGHT

**GARDENS:** To front and side, down to a shingle multi-vehicle off road parking space with paved pathway to front entrance door. Timber gate to side opens on 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**

