

**ROBERT
HALE
HOMES FOR
SALE**

Falcon House, Falcon Road,
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WISBECH

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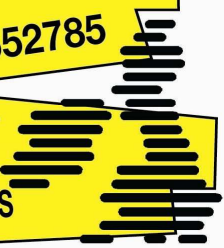
7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**3, ARMADA CLOSE
WISBECH
PE13 3QF**

THE PROPERTY: ONE OF THE EVER POPULAR ONE BEDROOMED MID-TERRACED REASON HOUSES SITUATED ON THIS HIGHLY POPULAR DEVELOPMENT! VERY WELL PRESENTED * 18FT LOUNGE WITH EXPOSED BEAMS * 18FT BEDROOM WITH EN-SUITE SHOWER ROOM/W.C. * GARAGE PLUS ALLOCATED OFF ROAD PARKING SPACE PLUS COMMUNAL PARKING! * ENCLOSED GARDENS TO REAR * GAS CENTRAL HEATING * DOUBLE GLAZING * IDEAL FIRST TIME BUY OR INVESTMENT AS A BUY TO LET! * VIEW QUICKLY!

THE PRICE: oieo £130,000 FREEHOLD EPC BAND C REF. 8828

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:8828 3, ARMADA CLOSE, WISBECH

COUNCIL TAX: BAND A FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech town centre roundabout take the exit signal West Walton & Walsoken. Follow the road to the third set of traffic lights & then turn left. Follow the road sharply round a right-hand bend, then turn third left into Winsor Drive. Follow the road to a staggered crossroads & proceed straight across into Armada Drive. Then turn first right into Armada Close. The property is on the left-hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE CANOPY:

ENTRANCE HALL: With laminate floor, built in store cupboard.

LOUNGE: 18' (max) x 11' (max) With laminate floor, double glazed french doors to rear garden, exposed beams, stairway off.

KITCHEN: 7' 10" (max) x 7' 7" (max) With part tiled walls, range of wall cupboards, Creda gas cooker, larder fridge, Beko washing machine, preparation surfaces with drawers & cupboards under, inset stainless steel single drainer sink unit with mixer tap & cupboards under.

FIRST FLOOR:

LANDING:

BEDROOM NO 1: 18' 2" (max) x 11' (max) 'L' shaped with sloping ceiling, access via folding ladder to part boarded loft, fitted double wardrobe/cupboard, built in airing cupboard housing VITODANS gas fired wall mounted boiler, central heating thermostat.

EN SUITE SHOWER ROOM/W.C.:

With pedestal wash basin, low level W.C., tiled & screened shower cubicle with thermostatic shower, part tiled walls.

OUTSIDE:

GARAGE: 17; 8" (max) x 8' 3" (max) With up & over door, plus 1 allocated off road parking space, plus communal parking area

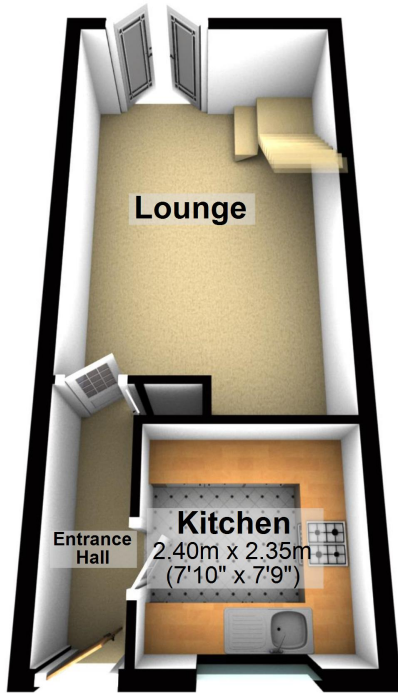
GARDENS: To front down to shingle and a paved pathway to the front entrance door. Enclosed gardens to rear, down to shingle with borders and a block paved patio. Timber gate in rear fence opens on to the garage/parking area.



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Ground Floor



First Floor

