

**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



**9, TINKERS DROVE
WISBECH
PE13 3PQ**

THE PROPERTY: THREE BEDROOMED HOUSE * SEPARATE DINING ROOM * GAS CENTRAL HEATING * MOSTLY DOUBLE GLAZED * LONG GARDEN TO REAR * OFF ROAD PARKING TO FRONT PLUS USEFUL SHARED VEHICLE TO THE REAR OF THE HOUSE WITH POTENTIAL ADDITIONAL PARKING * IDEAL FIRST TIME BUY OR BUY TO LET * VIEW QUICKLY!

THE PRICE: £160,000 FREEHOLD EPC BAND D REF. 8827

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. 8827 9, TINKERS DROVE, WISBECH

COUNCIL TAX: BAND A FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech town centre roundabout take the exit signed West Walton & Walsoken. Follow the main road to the second set of traffic lights. Proceed straight across then turn immediately left into Tinkers Drove. The property is shortly on the left hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE PORCH:

ENTRANCE HALL: With stairway off, understairs cupboard;

LOUNGE: 13'9"(max) x 11'6"(max) with bay window;

DINING ROOM: 12'5"(max) x 11'1"(max) with double glazed French doors to rear garden;

KITCHEN: 13'7"(ma) x 9'3"(max) with range of wall cupboards, inset stainless steel single drainer 1½ bowl sink unit with mixer tap & cupboards under, space/plumbing for automatic washing machine, part tiled walls, wall cupboard housing Logic gas fired wall mounted combi boiler, electric cooker point;

TIMBER CONSERVATORY: 9'7"(max) x 9'4"(max);

FIRST FLOOR:

LANDING:

BATHROOM/W.C.: With panelled bath with mixer tap & Triton electric shower overhead, inset hand wash basin with mixer tap & cupboards under, low level w.c., tiled walls;

BEDROOM NO 1: 12'(max) x 11'6"(max);

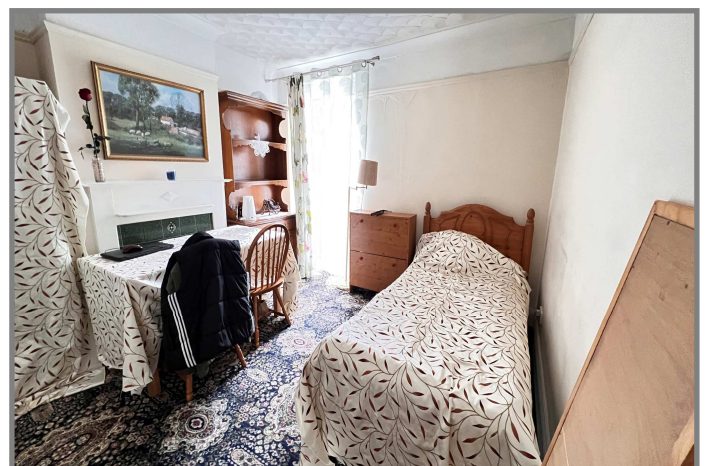
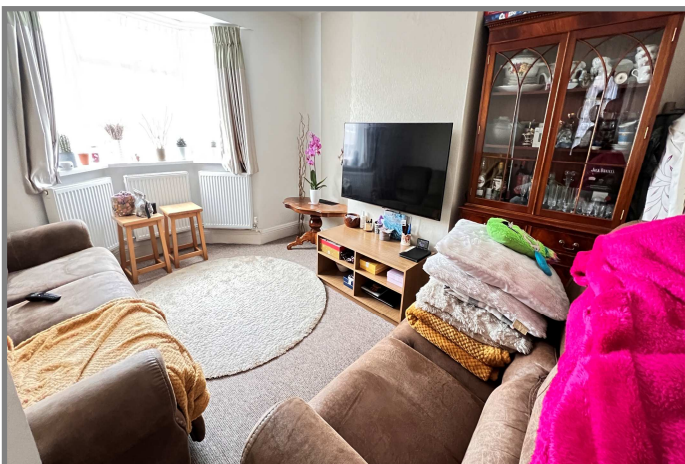
BEDROOM NO 2: 11'9"(max) x 11'(max) 'L' shaped;

BEDROOM NO 3: 8'6"(max) x 8'1"(max);

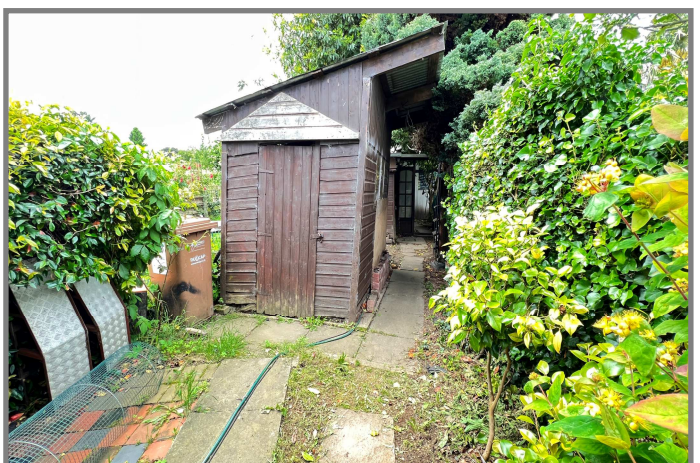
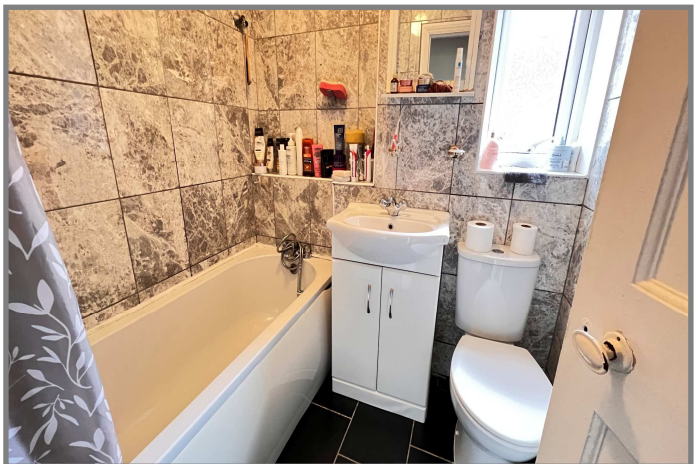
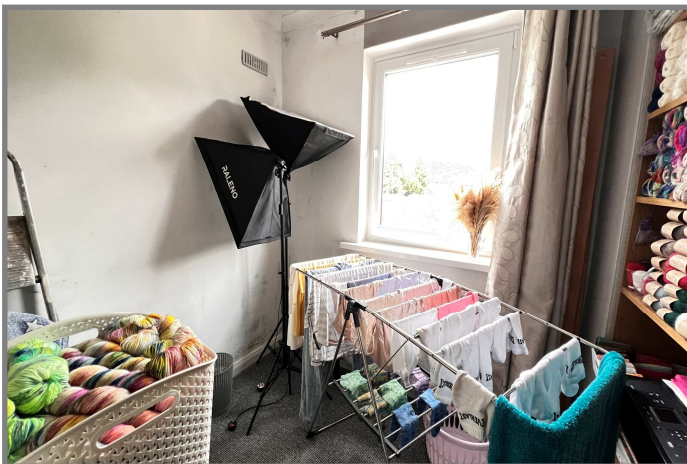
OUTSIDE:

GARDENS: To front, down to a shingle multi vehicle off rod parking space and a concrete pathway to the front entrance door. Share rear pedestrian access adjacent to the rear of the house and adjoining properties. Good gardens to rear laid to lawn. Shared vehicle access leads from Tinkers Drove along the rear of the adjoining properties to the rear of number 9.

N.B. The timber store/workshop is available by separate negotiation.



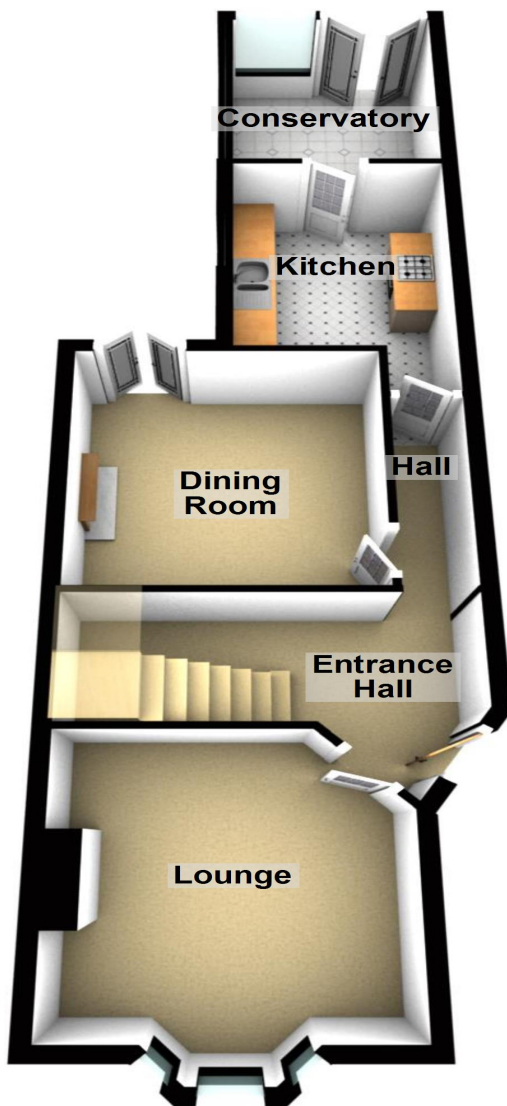
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Ground Floor



First Floor

